Development Projects

in the Central Core Area

July 1990

City of Toronto
Planning &
Development
Department

Volume 15

Cover Illustration

The Memphis
Located in a block bounded by Yonge, Frichot and McMurrich Streets, this new development by Menkes Developments consists of a 13-storey, 268-apartment condominium building with a two-storey retail component along Yonge St.
Extending in an east-west direction, the main building steps down to three-storey townhouses along McMurrich St.
Residents will have the use of a recreation centre and a two-storey underground parking garage accessible from McMurrich St.
An interior landscaped courtyard is accessible from Yonge St. through a traditional archway.

Architect
Page and Steele Architects

Development Projects
in the Central Core Area
July 1990

City of Toronto
Planning &
Development
Department

Robert E. Millward
Commissioner

$10

91-00500/

Development Projects in the Central Core Area

This publication provides information on the characteristics and location of all major development projects currently proposed or under construction in the Central Core area of the City of Toronto. Only projects containing six or more dwelling units or 1 000 square metres or more of non-residential floor area are included. Projects listed in this publication span the development control process from the point of application, through approval to construction.

Project data are based on information provided on applications for Development Review (which covers all projects in the Central Core) and applications for rezoning or Official Plan Amendment and include any subsequent revisions made to original proposals. The Central Core Area is subject to Development Control By-law No. 239-86. This publication does not include applications for exemption from holding bylaws on the Railway Lands or other portions of the Central Core.

Please note that **Development Projects in the Central Core Area** is not a legal document and is provided for general information only. Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (416) 392-7600.

Further information on projects contained in this report can be obtained from the planner whose name is identified on each project data sheet or by contacting Robert Kwan of the Research and Information Section (416) 392-7185.

This publication will be updated every six months and can be purchased for $10.00 from the Resource Centre on the Main Floor of City Hall (416) 392-7410.

A wall-size display map showing the location of all projects identified in this publication can be obtained at a cost of $10.00 from the Graphics and Communications Section of the Planning and Development Department (416) 392-7371.

Glossary

Appl.	Application
C of A	Committee of Adjustment
Dev. Agree.	Development Agreement
F.D.	Financial District
Floor Area	Includes all floor areas above and below ground within the outside walls; only major components are listed
G.F.A.	Gross Floor Area
HDMCRA	High Density Mixed Commercial/Residential Area
HDRA	High Density Residence Area
LDMCRA	Low Density Mixed Commercial/Residential Area
LDRA	Low Density Residence Area
LUC	Land Use Committee
MDMCRA	Medium Density Mixed Commercial/Residential Area
MDRA	Medium Density Residence Area
N/A	Not Applicable
Non-Residential Density	Excludes residential, below grade parking and utility uses from density calculation
OMB	Ontario Municipal Board
OPA	Official Plan Amendment
Other	Miscellaneous Servicing areas, or unspecified by applicant
Residential Density	Residential use only (alternative to UPH)
sq.m.	square metres
Total Density	Combination of residential and non-residential density
UPH	Dwelling units per Hectare (10 000 square metres)

Development Projects in the Central Core Area - In Alphabetical Order

(Projects listed below are shown on the following Maps I, II, III)

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
Map I			
67-87 Avenue Road	mixed use	1.1	5
165-171 Avenue Road	office	1.2	23
1319 Bay Street	residential	1.3	82
55 Belmont Street	institutional	1.4	51
2 Bloor Street East (Hudson Bay-Plaza II complex)	residential, health club, retail	1.5, 1.6	14
31 Bloor Street East Yonge/Bloor Subway Station (includes: 2 Sultan Street, 20 Charles Street East, 20-30 Asquith Avenue, and 830 Church Street)	office, retail, PAT garage	1.7	10
85 Bloor St. E., 44 Hayden St.	mixed use	1.8	69
175, 227 Bloor Street East (Crown Life Phase 2)	office	1.9	6
300 Bloor Street East	mixed use	1.10	4
400 Bloor Street East	residential	1.11	17
403,407 Bloor Street East	mixed use	1.12	52
2 Bloor Street West	residential, retail	1.13	66
96, 100 Bloor Street West (University Theatre project)	hotel, movie theatre and retail	1.14	13
30-40 Charles Street E.,25-35 Hayden St.	residential	1.15	90
77, 79 Charles Street East	residential	1.16	78
80 Charles St. E. and 625 Church St.	mixed use	1.17	15
63-77 Charles St. W.	residential, institutional	1.18	77
85 Charles St. W., 78-82 St. Mary St.	residential	1.19	49

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
100-110 Charles Street West	hotel	1.20	35
30 Hayden Street	residential	1.21	25
100 Huntley Street, 579, 581, 589 Jarvis Street (Confederation Life)	mixed use	1.22	31
460 Jarvis Street	mixed use	1.23	74
5, 11, 21 St. Joseph Street, 10 Phipps St., 9, 15 St. Nicholas St.	mixed use	1.24	19
50 St. Joseph Street (St. Michael's College lands)	mixed use	1.25	1
1 St. Thomas Street 76, 78, 80 Charles St. W., 1, 3, 11 Sultan St.	hotel, museum	1.26	21
16 St. Thomas Street (Windsor Arms Hotel)	hotel, residential	1.27	20
592 Sherbourne St.	hotel	1.28	112
15 Wellesley Street East	mixed use	1.29	43
22-24 Wellesley St. East	residential, office	1.30	36
40 Wellesley Street East	institutional	1.31	83
5-25 Wellesley St. W., 909,931,935,945 Bay St., 14,16,20,26,30,38 Breadalbane St. 552 R & 558 Yonge St. (Ballet Opera House)	opera house, retail, library	1.32	38
22, 24, 26 Wellesley Street West	mixed use	1.33	28
95 Wood Street	residential	1.34	18
475 Yonge Street	residential, retail	1.35	24
717-731 Yonge Street, 23 Bloor St. E., 14 Hayden St.	office, retail	1.36	9

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
942 Yonge St.	residential, retail	1.37	101
11 Yorkville Avenue	mixed use	1.38	98
116-134 Yorkville Ave. and 10 Hazelton Ave.	mixed use	1.39	7
Map II			
604 Bay St.	bus terminal	2.1	110
636 Bay St., 70 Edward St.	residential, retail	2.2	103
636 Bay Street	retail, parking garage	2.3	115
655 Bay Street (Minto)	mixed use	2.4	27
734, 740 Bay Street	residential, retail	2.5,2.6	65
748 Bay Street	residential	2.7	41
767 Bay Street (College Park Commercial Phase 3)	office, retail	2.8	40
770 Bay Street	mixed use	2.9, 2.10	70
30 Bond St. (St. Michael's Hospital)	hospital	2.11	94
81 Bond Street	institutional	2.12	8
21 Carlton Street	mixed use	2.13	42
67 College Street (Red Cross Society)	office	2.14	53
76 Dundas St. E. and 266 Church St.	residential, retail	2.15	54
1 Dundas Street West	office, retail, hotel	2.16, 2.17, 2.18	11
181-191 Dundas St. W. 63 Centre Ave.	mixed use	2.19	100
273 Dundas St. W.	mixed use	2.20	106
100 Edward St.	residential, retail	2.21	103
130 Elizabeth St.	bus terminal	2.22	110

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
50, 56 Gerrard Street East	mixed use	2.23	47
87 Gerrard St. E.	institutional	2.24, 2.25	63
33, 43 Gerrard Street West	hotel expansion	2.26	59
300 Jarvis Street	residential	2.27	45
314 Jarvis Street	office	2.28	46
40 Murray Street	parking garage	2.29	113
30 Mutual Street, 88 Queen Street East (whole block) (Cookes Church)	mixed use	2.30	81
51A, 53, 53A Mutual Street	residential	2.31	114
81-87 Mutual Street	residential	2.32	50
60-100 Mutual Street	residential, retail	2.33	55
130 Queen Street West (Law Society of Upper Canada)	institutional, office	2.34	73
96 St. Patrick St.	apartment - hotel	2.35	102
121 St. Patrick Street	mixed use	2.36	107
222 St. Patrick Street	student residence	2.37	37
172-190 Simcoe Street	office	2.38	105
248 Simcoe Street	residential	2.39	93
434, 444, 454 University Avenue	office, retail	2.40	93
525 University Ave.	office, retail	2.41	32
555 University Avenue	hospital	2.42	61
600 University Avenue	hospital	2.43	111
620 University Avenue	hospital	2.44	72
209 Victoria St. and 26 Shuter St.	residential, retail	2.45	119

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
173-185 Yonge Street (Campeau Queen/Yonge)	office, retail	2.46	97
384-444 Yonge Street (Yonge Residential Liberties IV, V, VI)	mixed use	2.47	40
437, 441 Yonge Street	mixed use	2.48	68
Map III			
105 Adelaide Street West	office, retail	3.1	30
40 Bay St. (Railway Precinct 2)	office, residential, retail	3.2	3
159-199 Bay Street (BCE Place)	office, retail	3.3, 3.4, 3.5	92
220 Bay Street	office, retail	3.6	44
222-232 Bay Street (Old Stock Exchange Building)	office, institutional	3.7	80
304, 320 Bay Street (Canada Permanent Mortage)	office	3.8	56
1 Church Street	parking garage	3.9	99
1, 1A Church Street	residential, retail, daycare	3.10	104
77-85 Front Street East	residential, office, retail	3.11	87
230 Front Street West (CBC Centre)	mixed use	3.12, 3.13	64
20, 60 Harbour Street and 30 Bay Street (World Trade Centre)	office, retail	3.14, 3.15	39
37 King Street East	residential	3.16	22
70, 92 King Street East	mixed use	3.17	89
101 King Street East	mixed use	3.18	12
103-109 King Street East 139-151 King Street East (Equifund)	mixed use	3.19, 3.20	67

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
5 King Street West	residential	3.21	62
255, 275 King Street West (Metro Hall)	office, retail, art gallery	3.22	85
36 and 50 Lombard Street	residential	3.23	109
70 Lombard Street	residential, retail	3.24	76
77 Lombard Street & 90 Adelaide St. E.	mixed use	3.25	26
127-129 Queen St. East	mixed use	3.26	57
123 Queen Street West	hotel	3.27	33
Railway Precinct 3 (Block 4)	office, retail	3.28	117
Railway Precinct 3 (Block 7)	residential, office, retail	3.29	118
25 Richmond St. East	mixed use	3.30	86
85 Richmond Street West, 22 Sheppard Street (Richmond/Adelaide project)	office	3.31	16
73 Simcoe Street	residential, community service	3.32	34
40 The Esplanade (Prudential Life)	office	3.33	79
75 The Esplanade	office	3.34	88
180, 188 University Avenue (Zurich/Sun Life)	office, retail	3.35	91
73, 81 Victoria Street	office, retail	3.36	75
105 Victoria Street	mixed use	3.37	29
60 Wellington St. E. and 30 Church St.	mixed use	3.38	84
120 Wellington Street West (Hong Kong Bank)	office, retail	3.39	71
123, 125 Wellington Street West	residential, retail	3.40	58
10 Yonge Street (World Trade Centre)	mixed use	3.41	39

Address and Convenience Name	Proposed Use	Page Number	Map Reference Number
85-107 Yonge Street (One Financial Place)	office, retail	3.42	95
100 Yonge Street	office, retail	3.43	60
110 Yonge Street.	office, retail	3.44	108
126-130 Yonge Street 16-26 Adelaide Street West (Bay/Adelaide project)	office, retail	3.45	2
141-149 Yonge Street (Yonge Richmond Centre)	office, retail, hotel	3.46, 3.47	96
163-171 Yonge Street (Confederation Life)	mixed use	3.48	48
60 York Street	hotel	3.49	116

Development Projects in the Central Core Area - In Map Reference No. Sequence

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
1	1.25	50 St. Joseph Street (St. Michael's College lands)	mixed use
2	3.45	126-130 Yonge Street, 16-26 Adelaide St. W. (Bay/Adelaide project)	office, retail
3	3.2	40 Bay Street (Railway Precinct 2)	office, retail residential
4	1.10	300 Bloor Street East	mixed use
5	1.1	67-87 Avenue Road	mixed use
6	1.9	175,227 Bloor Street East (Crown Life Phase 2)	office
7	1.39	116-134 Yorkville Ave. & 10 Hazelton Ave.	mixed use
8	2.12	81 Bond Street	institutional
9	1.36	717-731 Yonge Street, 23 Bloor St. E., 14 Hayden St.	office, retail
10	1.7	31 Bloor Street East Yonge/Bloor Subway Station (includes: 2 Sultan St., 20 Charles St., 20-30 Asquith Ave., and 830 Church St.)	office, retail, PAT Garage
11	2.16,2.17, 2.18	1 Dundas Street West	office, hotel, retail
12	3.18	101 King Street East	mixed use
13	1.14	96,100 Bloor Street West (University Theatre project)	hotel, movie theatre, retail
14	1.5,1.6	2 Bloor Street East (Hudson Bay-Plaza II complex)	residential, retail, health club
15	1.17	80 Charles St. E., 625 Church St.	mixed use
16	3.31	85 Richmond St. W., 22 Sheppard St. (Richmond/Adelaide project)	office

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
17	1.11	400 Bloor Street East	residential
18	1.34	95 Wood Street	residential
19	1.24	5-21 St. Joseph St., 10 Phipps St., 9,15 St. Nicholas St.	mixed use
20	1.27	16 St. Thomas Street (Windsor Arms Hotel)	hotel, residential
21	1.26	1 St. Thomas Street 76, 78, 80 Charles St. W. 1,3,11 Sultan St.	hotel, museum
22	3.16	37 King Street East	residential
23	1.2	165-171 Avenue Rd.	office
24	1.35	475 Yonge Street	residential, retail
25	1.21	30 Hayden Street	residential
26	3.25	77 Lombard Street & 90 Adelaide St. E.	mixed use
27	2.4	655 Bay Street (Minto)	mixed use
28	1.33	22,24,26 Wellesley Street West	mixed use
29	3.37	105 Victoria Street	mixed use
30	3.1	105 Adelaide Street West	office, retail
31	1.22	100 Huntley Street 579,581,589 Jarvis Street (Confederation Life)	mixed use
32	2.41	525 University Avenue	office, retail
33	3.27	123 Queen Street West	hotel
34	3.32	73 Simcoe Street	residential, community service
35	1.20	100-110 Charles Street West	hotel
36	1.30	22-24 Wellesley Street East	residential, office

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
37	2.37	222 St. Patrick Street	student residence
38	1.32	5-25 Wellesley St. W., 909,931,935,945 Bay St., 14,16,20,26,30,38 Breadalbane St., 552 R Yonge & 558 Yonge St. (Ballet Opera House)	opera house, retail library
39	3.14, 3.15	20,60 Harbour St., 30 Bay St. (World Trade Centre)	office, retail
39	3.41	10 Yonge St. (World Trade Centre)	mixed use
40	2.8	767 Bay Street (College Park Commercial Ph. 3)	office, retail
40	2.47	384-444 Yonge St. (Yonge Residential Liberties IV, V, VI)	mixed use
41	2.7	748 Bay Street	residential
42	2.13	21 Carlton Street	mixed use
43	1.29	15 Wellesley Street East	mixed use
44	3.6	220 Bay Street	office, retail
45	2.27	300 Jarvis Street	residential
46	2.28	314 Jarvis Street	office
47	2.23	50,56 Gerrard Street East	mixed use
48	3.48	163-171 Yonge Street (Confederation Life)	mixed use
49	1.19	85 Charles St. W., 78-82 St. Mary St.	residential
50	2.32	81-87 Mutual Street	residential
51	1.4	55 Belmont Street	institutional
52	1.12	403,407 Bloor Street East	mixed use
53	2.14	67 College Street (Red Cross Society)	office
54	2.15	76 Dundas St. E. & 266 Church St.	residential, retail

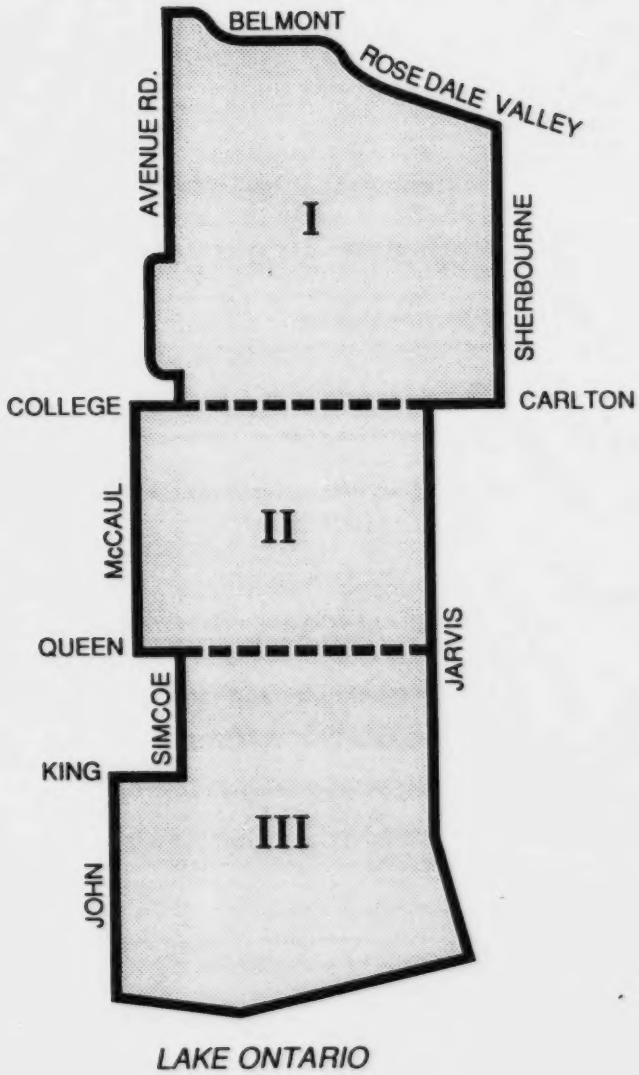
Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
55	2.33	60-100 Mutual Street	residential, retail
56	3.8	304, 320 Bay Street (Canada Permanent Mortgage)	office
57	3.26	127-129 Queen Street East	mixed use
58	3.40	123, 125 Wellington Street West	residential, retail
59	2.26	33, 43 Gerrard Street West	hotel expansion
60	3.43	100 Yonge Street	office, retail
61	2.42	555 University Avenue	hospital
62	3.21	5 King Street West	residential
63	2.24, 2.25	87 Gerrard Street East	institutional
64	3.12, 3.13	230 Front Street West (CBC Centre)	mixed use
65	2.5, 2.6	734, 740 Bay Street	residential, retail
66	1.13	2 Bloor Street West	residential, retail
67	3.19, 3.20	103-109 King St. E., 139-151 King St. E. (Equifund)	mixed use
68	2.48	437-441 Yonge Street	mixed use
69	1.8	85 Bloor St. E. & 44 Hayden St.	mixed use
70	2.9, 2.10	770 Bay Street	mixed use
71	3.39	120 Wellington St. W. (Hong Kong Bank)	office, retail
72	2.44	620 University Avenue	hospital
73	2.34	130 Queen Street West (Law Society of Upper Canada)	institutional, office
74	1.23	460 Jarvis Street	mixed use
75	3.36	73, 81 Victoria Street	office, retail
76	3.24	70 Lombard Street	residential, retail

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
77	1.18	63-77 Charles Street West	residential, institutional
78	1.16	77, 79 Charles Street East	residential
79	3.33	40 The Esplanade (Prudential Life)	office
80	3.7	222, 232 Bay Street (Old Stock Exchange Building)	office, institutional
81	2.30	30 Mutual Street, 88 Queen Street East (Cookes Church)	mixed use
82	1.3	1319 Bay Street	residential
83	1.31	40 Wellesley Street East	institutional
84	3.38	60 Wellington St. E. & 30 Church St.	mixed use
85	3.22	255, 275 King Street West (Metro Hall)	office, retail, art gallery
86	3.30	25 Richmond Street East	mixed use
87	3.11	77-85 Front Street East	mixed use
88	3.34	75 The Esplanade	office
89	3.17	70, 92 King Street East	mixed use
90	1.15	30-40 Charles St. E., 25-35 Hayden St.	residential
91	3.35	180, 188 University Avenue (Zurich/Sun Life)	office, retail
92	3.3, 3.4, 3.5	159-199 Bay Street (BCE Place)	office, retail
93	2.39	248 Simcoe Street	residential
93	2.40	434, 444, 454 University Avenue	office, retail
94	2.11	30 Bond Street (St. Michael's Hospital)	hospital
95	3.42	85-107 Yonge Street (One Financial Place)	office, retail

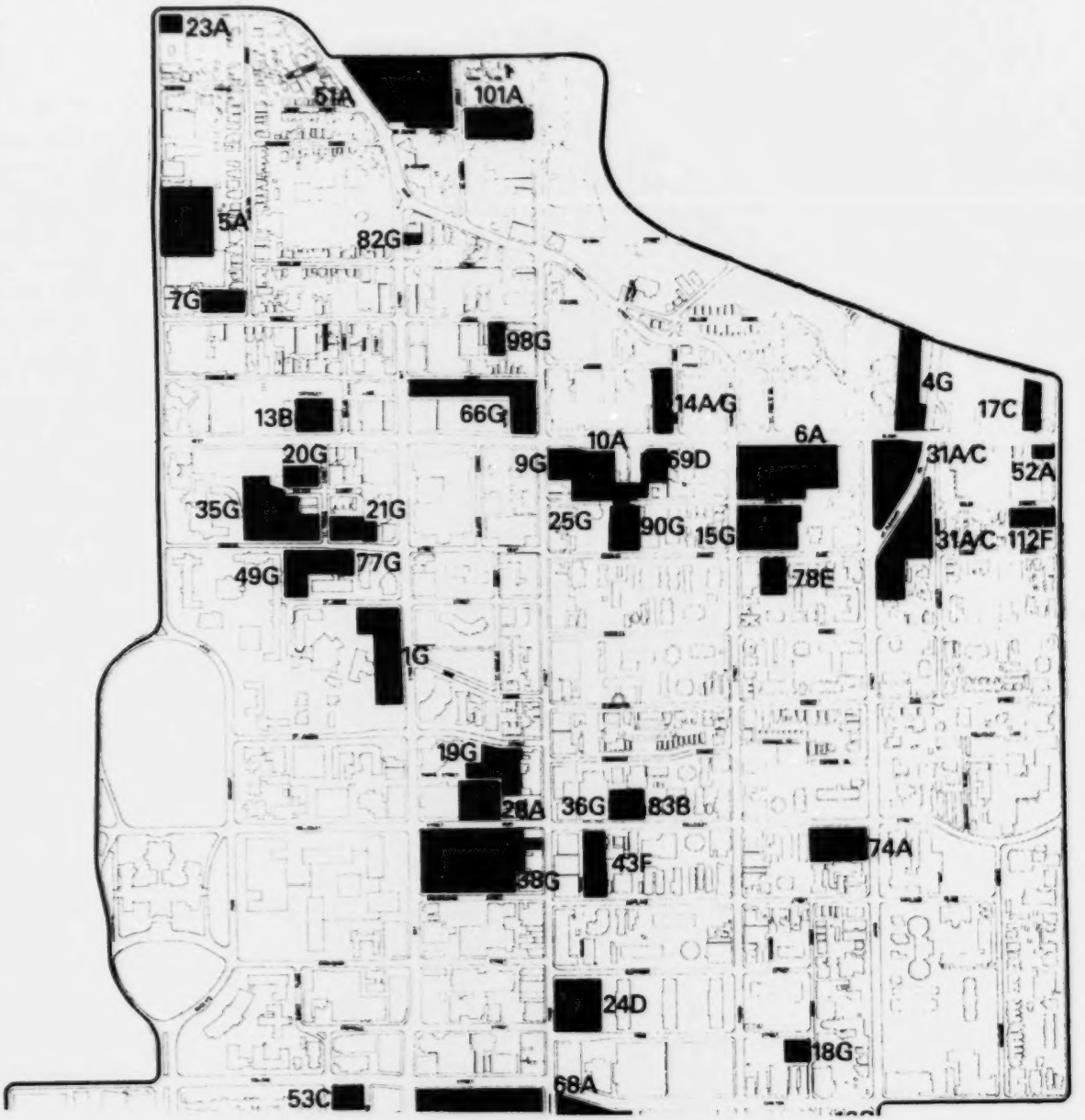
Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
96	3.46, 3.47	141-149 Yonge Street (Yonge Richmond Centre)	office, retail, hotel
97	2.46	173-185 Yonge Street (Campeau Queen/Yonge)	office, retail
98	1.38	11 Yorkville Avenue	mixed use
99	3.9	1 Church Street	parking garage
100	2.19	181-191 Dundas Street West 63 Centre Avenue	mixed use
101	1.37	942 Yonge Street	residential, retail
102	2.35	96 St. Patrick Street	apartment-hotel
103	2.2	636 Bay St., 70 Edward St.	residential, retail
103	2.21	100 Edward Street	residential, retail
104	3.1[illegible]	1, 1A Church Street	residential, retail, daycare
105	2.38	172-190 Simcoe Street	office
106	2.20	273 Dundas Street West	mixed use
107	2.36	121 St. Patrick Street	mixed use
108	3.44	110 Yonge Street	office, retail
109	3.23	36, 50 Lombard Street	residential
110	2.1	604 Bay Street	bus terminal
110	2.22	130 Elizabeth Street	bus terminal
111	2.43	600 University Avenue	hospital
112	1.28	592 Sherbourne Street	hotel
113	2.29	40 Murray Street	parking garage
114	2.31	51,53,53A Mutual Street	residential
115	2.3	636 Bay Street	retail, parking garage

Map Reference Number	Page Number	Address and Convenience Name	Proposed Use
116	3.49	60 York Street	hotel
117	3.28	Railway Precinct 3 (Block 4)	office, retail
118	3.29	Railway Precinct 3 (Block 7)	office, retail, residential
119	2.45	209 Victoria St. & 26 Shuter St.	residential, retail

KEY MAP


BELMONT
ROSEDALE VALLEY
AVENUE RD.
I
SHERBOURNE
COLLEGE
CARLTON
McCAUL
II
QUEEN
JARVIS
SIMCOE
KING
III
JOHN
LAKE ONTARIO

MAP I



Legend

A	Under Construction
B	Building Permit Application
C	Development Review Report Approved by Council/Commissioner
D	Development Review Application
E	Site Specific By-Law Approved By O. M. B./Minister
F	Site Specific By-Law Approved By Council
G	Rezoning and /or O.P.A. Application

Map Ref. No.: 5

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387004
Date of Application: January 6, 1987
Date of Revision: March 6, 1987

Confirmed Municipal Address: 67-87 Avenue Road
Nearest Intersection: e/s north of Bloor Street West

Project Description: Mixed use development comprising retail and residential uses connected to the Hazelton Lanes project.

Applicant	Agent	Architect
York Hannover Develop. Ltd.	Berridge Lewinberg Greenberg	A.J.Diamond, Donald
2 First Canadian Place	111 Queen St. E., Suite 200	Schmitt & Co.
864-0164	363-9004	2 Berkeley St.
		862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	LDMCRA
Zoning District:	CR L2 U150
Height Limit:	18.0
Site Specific Provision:	560-75
Historical Status:	No
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	8 980.0 m2	Height:	Storeys: 7
Frontage:	110.4 m2		Metres: 30.22
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	6 760.0 m2	Parking Spaces:	293	
Residential GFA:	12 792.0 m2			
Non-Residential GFA:	15 545.0 m2			
Total GFA:	28 337.0 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	30
2 Bedroom:	48
3 Bedroom:	2
Total:	80

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	12 792.0 m2	
Retail:	15 545.0 m2	
Other:	895.0 m2	
Parking & Loading:		14 042.0 m2

APPROVED DENSITY

Residential Density: 1.4
Non-Residential Density: 1.7
Total Density: 3.2

COMMENTS

Status: Under construction
Data Valid: June 30, 1990

Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 23

APPLICATION

Development Review: x
Rezoning:
O.P.A.:
Confirmed Municipal Address: 165,169,171 Avenue Road
Nearest Intersection: s/e corner of Avenue Rd. & Davenport Rd.

Application Number: 387092/389063
Date of Application: April 13, 1987
Date of Revision: April 28, 1989

Project Description: Six-storey office building with grade-related retail

Applicant	Agent	Architect
Dakotaland Corp.	Stone, Kohn, McQuire, Vogt	same as agent
65 Queen Street West	400-100 Front. St. E.	
362-6399	363-3000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 14.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5 744.0 m2 (Phases I & II)
Site Area: 808.4 m (Phase II)
Frontage: 25.9 m
Depth: irregular

Height: Storeys: 6 + 2 basements
Metres: 22.1

			Indoor	Outdoor
Ground Floor:	619.0 m2	Parking Spaces:	29	
Non-Residential GFA:	3 903.0 m2	Loading Docks:		
Total GFA:	3 903.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	3 638.8 m2	
Retail:	264.2 m2	
Parking & Loading:		1 472.4 m2
Utilities:	320.0 m2	

APPROVED DENSITY

Non-Residential Density: .6 Total Density: .6

COMMENTS

Phase II of application 385129, 225 Davenport Rd. Density measured in relation to combined site for 165, 169, 171 Avenue Rd. (application #387092) and 225 Davenport Rd. (application #385129)

Status: Under construction
Data Valid: June 30, 1990 Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 82

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388194
Date of Application: October 12, 1988
Date of Revision:

Confirmed Municipal Address: 1319 Bay St.
Nearest Intersection: east side of Bay St., north of Scollard St.

Project Description: A 12 storey apartment building with below grade parking

Applicant	Agent	Architect
B.R.L. Realty Ltd.	A.J. Diamond, Donald Schmitt & Co. Arch.	same as agent
5905 Campus Road, Mississauga	2 Berkeley St.	
676-1293	862-8800	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL1.5U250
Height Limit:	30.5 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	444.8 m2	Height:	Storeys: 12 + basement	
Frontage:	18.1 m		Metres: 30.5	
Depth:	24.8 m			
			Indoor	Outdoor
Ground Floor:	230.0 m2	Parking Spaces:	16	3
Residential GFA:	4 300.3 m2	Loading Docks:		
Total GFA:	4 300.3 m2			

DWELLING UNITS

Tenure:	Condo
3+ Bedroom:	10
Total:	10

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	4 300.3 m2	
Parking & Loading:	69.7 m2	444.0 m2

PROPOSED DENSITY

Residential Density: 225 uph (9.7) Total Density: 225 uph (9.7)

COMMENTS

Variances approved by OMB

Status: Applicant not proceeding at present.
Data Valid: June 30, 1990 Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 51

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389080
Date of Application: April 20, 1989
Date of Revision:

Confirmed Municipal Address: **55 Belmont Street**
Nearest Intersection: south side at Davenport Rd.

Project Description: To build a 5 storey addition to existing home for the aged building

Applicant	Agent	Architect
Belmont House	Montgomery & Sisam	same as agent
55 Belmont St.	81 A Front St. E.	
964-9231	364-8079	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: R4 Z.4
Height Limit: 18.0
Site Specific Provision: 599-78
Historical Status: yes
Site Plan Control: no

PROJECT INFORMATION

Site Area: 14 797.0 m2
Frontage: 174.6 m
Depth: irregular

Height: Storeys: 5 + basement
Metres:

			Indoor	Outdoor
Ground Floor:	4 380.0 m2	Parking Spaces:		83
Residential GFA:	20 365.0 m2	Loading Docks:		
Total GFA:	20 365.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	17 651.0 m2	2 714.0 m2
Parking & Loading at grade:	1 927.7 m2	

APPROVED DENSITY

Residential Density: 1.4 Total Density: 1.4

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 14

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1994
Date of Application: April 2, 1987
Date of Revision:

Confirmed Municipal Address: **2 Bloor Street East**
Nearest Intersection: n/e corner of Bloor St E and Yonge St.

Project Description: Condominium tower and health club addition to Hudson Bay Complex

Applicant	Agent	Architect
Bramalea Limited 1867 Yonge Street 487-3861	same as applicant	Zeidler, Roberts 315 Queen St. W. 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Section 11.22, By-law 971-88
Zoning District: CR L4.5 U350
Height Limit: 61.0
Site Specific Provision: 972-88
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 15 258.6 m2
Frontage: 198.1 m
Depth: irregular

Height: Storeys: 25 (above existing garage)
Metres: 89.5

		Indoor	Outdoor
Ground Floor:	1 505.1 m2	Parking Spaces: 1 143	0
Residential GFA:	26 900.0 m2		
Non-Residential GFA:	1 250.0 m2		
Total GFA:	28 150.0 m2		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	103
2 Bedroom:	103
Total:	206

FLOOR AREA BREAKDOWN (addition only)

Land Use	Above Grade	Below Grade
Residential:	26 900.0 m2	
Recreational:	1 250.0 m2	

APPROVED DENSITY

Total Density (over entire site): Commercial: 10.3
Residential: 3.0

COMMENTS

Status: Under construction
Data Valid: June 30, 1990

Planner: Tom Keefe

Phone: 392-7355/0074

Map Ref. No.: 14

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2133
Date of Application: November 8, 1988
Date of Revision: May 10, 1990

Confirmed Municipal Address: 2 Bloor St. East
Nearest Intersection: north east corner of Bloor St. and Yonge Streets

Project Description: Commercial additions.

Applicant	Agent	Architect
Bramalea Ltd.	same as applicant	Zeidler Roberts
1867 Yonge St.		315 Queen St. W.
487-3861		596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U350
Height Limit: 61.0
Site Specific Provision: 971-88 (OPA)
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 15 144.2 m2
Frontage: 198.1 m
Depth: irregular

Height: Storeys: varies

Commercial addition GFA: 4 077.4 m2

Parking Spaces: Indoor 1 143 (existing) Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN (Addition Only)

Land Use	Above Grade	Below Grade
Retail:	4 077.4 m2	

EXISTING & APPROVED DENSITY

(Over entire site)
Residential Density: 3.0 x
Non-Residential Density: 10.3 x

PROPOSED DENSITY

Non-Residential Density: .3 x

Total Residential Density: 3.0 x
Total Non-Residential Density: 10.6 x

COMMENTS

Status: Being revised.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 10

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387225
Date of Application: August 28, 1987
Date of Revision:

Confirmed Municipal Address: 31 Bloor Street East
Nearest Intersection: s/s east of Roy Square

Project Description: A 17 storey office building with grade related retail and subway access

Applicant	Agent	Architect
Bramalea Properties Ltd.	Beinhaker/Irwin Assoc.	same as agent
1867 Yonge Street	240 Richmond St. W.	
487-3861	597-0473	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA By-law 600-86
Zoning District:	CR L4.5 U 350
Height Limit:	61.0 m
Site Specific Provision:	601-86
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3 298.2 m2	Height:	Storeys:	17 + basement
Frontage:	39.2 m		Metres:	76.81
Depth:	irregular			
			Indoor	Outdoor
Ground Floor:	2 184.7 m2	Parking Spaces:	45	
Total GFA:	29 040.1 m2	Loading Docks:	1	3

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	27 188.9 m2	
Retail:	1 560.0 m2	
Transportation:	291.2 m2	621.0 m2
Services:	1 272.5 m2	
Parking & Loading:		1 873.0 m2

APPROVED DENSITY

Non-Residential Density: 8.8 Total Density: 8.8

COMMENTS

Proposal includes density transfer from 2 Sultan St., 20 Charles Street E., 20-30 Asquith Ave. and 830 Church St. permitted by By-law 601-86.

Status: Under construction
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 69

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 390073
Date of Application: May 24, 1990
Date of Revision:

Confirmed Municipal Address: **85 Bloor St. E. and 44 Hayden St.**
Nearest Intersection: south side east of Yonge St.

Project Description: To build a mixed commercial/residential building

Applicant	Agent	Architect
Page and Steele Arch. (V. Losner) 110 Eglinton Ave. E. 485-9666	same as applicant	same as applicant

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U350
Height Limit: 61.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 937.1 m2
Frontage: 31.7 m2
Depth: irregular

Height: Storeys: 17 + 3 basements
Metres: 61.0 m

			Indoor	Outdoor
Ground Floor:	920.0 m2	Parking Spaces:	81	
Residential GFA:	8 250.0 m2	Loading Docks:		
Non-Residential GFA:	8 690.0 m2			
Total GFA:	16 940.0 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	7
2 Bedroom:	14
3+ Bedroom:	18
Total:	39

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8 250.0 m2	
Office:	8 338.0 m2	
Retail:	352.0 m2	
Parking & Loading:		2 633.7 m2

APPROVED DENSITY

Residential Density: 4.3
Non-Residential Density: 4.5

Total Density: 8.8

COMMENTS

Status: Being reviewed.
Data Valid: June 30, 1990

Planner: Blair Martin

Phone: 392-7187/0425

Map Ref. No.: 6

APPLICATION

Development Review:	x	Application Number:	1985
Rezoning:	x	Date of Application:	February 19, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **175 and 227 Bloor Street East**
Nearest Intersection: Bloor and Church Streets

Project Description: Phase 2 of Crown Life's office development

Applicant	Agent	Architect
Clico Properties Ltd.	Aird and Berlis	NORR
160 Bloor Street East	145 King St. W.	40 University Ave.
928-7751	364-1241	977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U350
Height Limit:	61 m
Site Specific Provision:	Sections 12(2)80 and 12(2) 132
Historical Status:	see comments
Site Plan Control:	By-law 615-79 and 239-86

PROJECT INFORMATION

Site Area: 12 419.3 m2

Height: Storeys: 18
Metres: 72.8 m

Gross Floor area: (excluding church buildings)

Phase 1	Phase 2	Total (m2)
29 399.6	27 208.7	56 608.3

	Indoor	Outdoor
Parking Spaces:	264	16
Loading Docks:	5	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Church:	4 783.0 m2	
Office:	54 930.3 m2	
Retail:	1 678.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.5 Total Density: 4.5

COMMENTS

St. Paul's Church buildings are listed. Project utilizes density from adjacent St. Paul's Church lands. Social housing contribution. Phase 1 occupied.

Status: Under construction.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 4

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2102
Date of Application: August 15, 1988
Date of Revision: September 18, 1989

Confirmed Municipal Address: 300 Bloor St. E. and part of 30 Mount Pleasant Rd.
Nearest Intersection: north side at Mount Pleasant Rd.

Project Description: To build a mixed commercial/residential building.

Applicant	Agent	Architect
York Trillium Dev. Corp.	Weir & Foulds	Bregman & Hamann
20 York Mills Rd.	Ste. 1600 Exch. Tower	481 University Ave.
733-4000	365-1110	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U300
Height Limit: 46.0 m
Site-Specific Provision: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 4 566.7 m2
Frontage: 34.1 m
Depth: irregular

Height: Storeys: 32 + penthouse + 5 basements
Metres: 103.9

			Indoor	Outdoor
Ground Floor:	1 294.8 m2	Parking Spaces:	237	
Residential GFA:	24 895.0 m2			
Non-Residential GFA:	6 747.0 m2			
Total GFA:	31 642.0 m2			

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	36
3 Bedroom:	18
4 Bedroom:	60
Total:	114

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	24 895.0 m2	
Res. Recr.:	998.5 m2	
Office:	6 747.0 m2	
Utilities:	8346.6 m2	
Parking & Loading:		13 394.0 m2

PROPOSED DENSITY

Non-Residential Density: 1.48
Residential Density: 250.0 uph
Total Density: 6.93

COMMENTS

Status: Height reduction to 80 m recommended by staff and supported by Council. Applicant referred to OMB.

Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 17

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387030
Date of Application: February 11, 1987
Date of Revision:

Confirmed Municipal Address: **400 Bloor St. East**
Nearest Intersection: north side west of Sherbourne Street North

Project Description: A 75 unit residential building

Applicant	Agent	Architect
Guided Investments Ltd.	Osler, Hoskin & Harcourt	A.J. Diamond, Donald
208-66 Guided Court	Box 50, First Cdn. Pl.	Schmitt & Co.
746-2141	362-2111	2 Berkeley St.
		862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA, Sec. 11.140
Zoning District: CR L2 U300
Height Limit: 46 m
Site Specific Provision: 640-83
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 992.3 m2
Frontage: 25.8 m
Depth: irregular

Height: Storeys: 19 + PH Mech. + 3 basements
Metres: 55.3

			Indoor	Outdoor
Ground Floor:	978.7 m2	Parking Spaces:	69	
Residential GFA:	10 758.0 m2	Loading Docks:		
Total GFA:	10 758.0 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	19
1 Bedroom:	28
2 Bedroom:	27
3+ Bedroom:	1
Total:	75

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10 758.0 m2	
Parking & Loading:		4107.0 m2
Services:	655.5 m2:	

APPROVED DENSITY

Residential Density: 5.4
376.0 uph

Total Density: 5.4

COMMENTS

Status: Building Permit application lapsed on November 15, 1989.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 52

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388202
Date of Application: November 8, 1988
Date of Revision: April 7, 1989

Confirmed Municipal Address: 403, 407 Bloor St. E.
Nearest Intersection: south side at Sherbourne St.

Project Description: A mixed use 16 storey commercial/residential building

Applicant	Agent	Architect
Wallman Clewes, Bergman Arch.	Young Owens Wright	Wallman Clewes Bergman
421 Eglinton Ave. E.	14 Birch Ave.	421 Eglinton Ave. E.
483-0845	926-9800	483-3966

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U300
Height Limit: 45.7
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 218.9 m2
Frontage: 32.0 m
Depth: irregular

Height: Storeys: 16 + 3 basements
Metres: 53.1

			Indoor	Outdoor
Ground Floor:	858.4 m2	Parking Spaces:	26	
Residential GFA:	3 460.2 m2	Loading Docks:		
Non-Residential GFA:	2 437.7 m2			
Total GFA:	5 897.9 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	2
2 Bedroom:	21
4 Bedroom:	1
Total:	24

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3 460.2 m2	
Office:	1 631.8 m2	
Retail:	805.9 m2	
Warehouse:		207.8 m2
Parking & Loading:		1 815.6 m2
Res. Rec.	91.5 m2	

APPROVED DENSITY

Residential Density: 2.8
Non-Residential Density: 2.0

Total Density: 4.8

COMMENTS

Status: Under construction
Data Valid: June 30, 1990

Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 66

APPLICATION

Development Review:	x	Application Number:	2258
Rezoning:	x	Date of Application:	May 24, 1990
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 2 Bloor St. W.
Nearest Intersection: north side west of Yonge St.
Project Description: To demolish existing commercial at Cumberland Terrace and rebuild new mixed use commercial/residential uses.

Applicant	Agent	Architect
Hammerson Canada Inc.	Diamond Fairbairn	Brisbin, Brooks, Beynon
70 University Ave. 977-2011	393 University Ave. 971-7000	20 Duncan St. 591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CRL4.5U350
Height Limit:	61.0 m
Site Specific Provision:	610-70, 140-82
Historical Status:	no
Site Plan Control:	no

PROJECT INFORMATION

Site Area:	7 436.0 m2
Frontage:	39.6 m
Depth:	irregular
Ground Floor:	6 519.5 m2
Residential GFA:	22 160.4 m2
Non-Residential GFA:	54 242.8 m2
Total GFA:	76 403.2 m2

Proposed building

Height: Storeys: 17 + basements
Metres: 58.5 m

	Indoor	Outdoor
Parking Spaces:	185	
Loading Docks:		

DWELLING UNITS

Tenure	Condo
Loft:	8
1 Bedroom:	78
2 Bedroom:	52
3+ Bedroom:	40
Total:	178

FLOOR AREA BREAKDOWN (NEW CONSTRUCTION ONLY)

Land Use	Above Grade	Below Grade
Residential:	22 160.4 m2	
Res. Recreation:	603.9 m2	
Retail:	3 468.9 m2	3 864.6 m2
Utilities:	743.3 m2	
Parking & Loading:	9 299.3 m2	

DENSITY

Existing Density
Non-Residential Density: 7.6x

Proposed Density
Non-Residential Density: 7.3x (does not include above-grade parking structure for residential block)
Residential Density: 3.0x

COMMENTS

Status: Being reviewed
Data Valid: July 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 13

APPLICATION

Development Review:	x	Application Number:	2030
Rezoning:	x	Date of Application:	September 18, 1987
O.P.A.:	x	Date of Revision:	March 14, 1989

Confirmed Municipal Address: 96, 100 Bloor Street West
Nearest Intersection: north side of Bloor St. W. east of Avenue Road

Project Description: Cinema, hotel and commercial building including facades of University Theatre and Lothian Mews

Applicant	Agent	Architect
Cineplex Odeon Corp.	Goodman and Carr	David Mesbur
1303 Yonge Street	2300- 200 King W	1303 Yonge Street
323-6600	595-2300	323-1380

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U350
Height Limit:	61.0
Site Specific Provision:	none
Historical Status:	designated
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 795.9 m2	Height:	Storeys: 17 + Mech. PH + 4 basements
Frontage:	55.3 m		
Depth:	irregular		Metres: 69.0
			Indoor / Outdoor
Ground Floor:	2 085.6 m2	Parking Spaces:	233
Non-Residential GFA:	21 808.0 m2		
Total GFA:	21 808.0 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Art Galleries:	3 241.7 m2	
Theatre:	3 400.5 m2	
Retail:	4 856.8 m2	139.6 m2
Hotel:	9 946.8 m2	46.6 m2
Comm. Club:	176.0 m2	
Parking & Loading:		7 576.0 m2

APPROVED DENSITY

Non-Residential Density: 7.8 Total Density: 7.8

COMMENTS

Status: Building permit application.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 90

APPLICATION

Development Review:	x	Application Number:	2167
Rezoning:	x	Date of Application:	April 5, 1989
O.P.A.:	x	Date of Revision:	May 16, 1990

Confirmed Municipal Address: **30,38,40 Charles St. E. & 25,29,35 Hayden St.**
Nearest Intersection: north side of Charles St. E.,south side of Hayden St. east of Yonge St.

Project Description: To build a new condominium apartment tower and retain the existing apartment building.

Applicant	Agent	Architect
Yellow Fan Dev. Inc.	Lyons, Goodman, Iacono	E.I. Richmond Inc.
10-401 Champagne Dr., Downsview	2000-130 Adelaide St. W.	30 St. Clair Ave. W.
630-5002	869-0123	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2 U350
Height Limit:	45.7 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	3 273.4 m2	Height:	Storeys: 16 + 3 basements
Frontage:	45.8 m		Metres: 49.1 m
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	1 904.0 m2	Parking Spaces:	142	
Residential GFA:	21 467.1 m2	Loading Docks:		
Non-Residential GFA:	225.0 m2			
Total GFA:	21 692.1 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	25
1 Bedroom:	148
2 Bedroom:	74
Total:	247

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	21 467.1 m2	
Parking & Loading::		4 617.1 m2
Res. Recreation:	600.0 m2	
Retail:	225.0 m2	

PROPOSED DENSITY

Residential Density:	6.5	Total Density:	6.6
Non-Residential Density:	0.1		

COMMENTS

Status: Preliminary Report adopted by LUC on May 15, 1990.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 78

APPLICATION

Development Review:	x	Application Number:	2097
Rezoning:	x	Date of Application:	July 20, 1988
O.P.A.:	x	Date of Revision:	June 19, 1989

Confirmed Municipal Address: **77 and 79 Charles Street East**
Nearest Intersection: Charles and Church Streets

Project Description: Condominium tower and 8 social housing townhouse units.

Applicant	**Agent**	**Architect**
775373 Ontario Ltd.	Borden & Elliot	Pullen Architects
131 Bloor St. West	250 University Ave.	131 Bloor St. W., #520
923-2863	593-2367	923-2863

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA and MDRA
Zoning District:	R3 Z1
Height Limit:	30.5
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 158.0 m2	Height:	Storeys: 18	
Frontage:	23.1 m		Metres: 53	
Depth:	49.9 m			
			Indoor	Outdoor
Residential GFA:	5 538.0 m2	Parking Spaces:	47	
Total GFA:	5 538.0 m2	Loading Docks:	1	

DWELLING UNITS

Tenure:	Condo	Rental
	Private	Assisted
Studio:	7	
1 Bedroom:	53	4
2 Bedroom:	10	2
3 Bedroom:		2
Total:	70	8

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Condominium:	4 618.0 m2	
Social:	920.0 m2	

APPROVED DENSITY

Residential Density: Condominium - 4.0 Social- 0.8 Total Density: 4.8

COMMENTS

Status: Approved by the Ontario Municipal Board.
Data Valid: June 30, 1990 Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 15

APPLICATION

Development Review:	x	Application Number:	2218
Rezoning:	x	Date of Application:	December 28, 1989
O.P.A.:	x	Date of Revision:	May 28, 1990

Confirmed Municipal Address: **80 Charles St. E. and 625 Church St.**
Nearest Intersection: east side of Church St. south of Bloor St. E.
Project Description: Office, residential and retail development with underground parking garage

Applicant	Agent	Architect
Hayden St. Property Development	Stephen Zikman	Bernard Watt
47 Sheppard Ave. E., Ste. 400	Goodman and Carr	Page and Steele Arch.
226-6820	200 King St. W. 595-2423	110 Eglinton Ave. E. 485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, Also Sec. 11.45 (OPA 263)
Zoning District:	CR L1 U150
Height Limit:	45.7 m
Site Specific Provision:	772-83, 773-83
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	6 704.1 m2	Height:	Storeys:	18 + mechancial fl.
			Metres:	57.0
Existing Buildings				
Residential GFA:	9 183.0 m2		Indoor	Outdoor
Non-Residential GFA:	9 066.6 m2	Parking Spaces:	159	28
Total GFA:	18 249.6 m2			
Proposed Addition				
Residential GFA:	8,868.0 m2			
Non-Residential GFA:	3 684.0 m2			
Total GFA:	12 552.0 m2			
Overall GFA:	30 801.6 m2			

DWELLING UNITS

Existing -	132 units
Addition -	84 units
Overall-	216 units

FLOOR AREA BREAKDOWN (Addition only)

Land Use	Above Grade	Below Grade
Office:	3 572.0 m2	
Retail:	112.0 m2	
Residential:	8 868.0 m2	
Residential Recreation:	1 558.0 m2	
Parking & Loading:		3 721.0 m2

PROPOSED DENSITY

Residential Density:	2.7	Total Density:	4.6
Non-Residential Density:	1.9		

COMMENTS

Status: Preliminary report (May 30, 1990) adopted by LUC June 12, 1990.
Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 77

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2169
Date of Application: April 6, 1989
Date of Revision:

Confirmed Municipal Address: 63,63R,65,77 Charles St. W.
Nearest Intersection: south side west of Bay St.

Project Description: To build new centre for Christian Studies

Applicant	Agent	Architect
Centre for Christian Studies	Thomson & Rogers Barrs.	Young & Wright
77 Charles St. W.	3100-390 Bay St.	172 St. George St.
923-1168	868-3100	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: R.4 Z.2
Height Limit: 13.7
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 717.8 m2
Frontage: 73.2 m
Depth: irregular

Height: Storeys: 7 + 2 basements
Metres: 23.5

			Indoor	Outdoor
Ground Floor:	1 330.0 m2	Parking Spaces:	70	
Residential GFA:	6 450.0 m2	Loading Docks:		
Non-Residential GFA:	3 052.0 m2			
Total GFA:	9 502.0 m2			

DWELLING UNITS

Tenure:	Unspecified
Bachelors:	60
1 Bedroom:	30
2 Bedroom:	12
Total:	102

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	6 450.0 m2	
Retail:	2 660.0 m2	392.0 m2
Parking & Loading:		2 276.1 m2

PROPOSED DENSITY

Residential Density: 2.4
Non-Residential Density: 1.1

Total Density: 3.5

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1990

Planner: Tom Keefe

Phone: 392-7355/0074

Map Ref. No.: 49

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1968
Date of Application: January 7, 1987
Date of Revision: May 23, 1989

Confirmed Municipal Address: **85 Charles St. W. and 78,80,82 St. Mary St.**
Nearest Intersection: south side of Charles St. W. east of Queen's Park

Project Description: A 57 unit student residence building containing 232 beds (south lot)

Applicant	Agent	Architect
Victoria University	Goodman & Goodman	Kuwabara Payne
73 Queen's Park Cres.	20 Queen St. West	McKenna Blumberg
585-4506	979-2211	322 King St. West
		977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: R.4 Z.2
Height Limit: H 13.7
Site Specific Provision: 93-80, 386-80, 473-82
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 648.8 m2
Frontage: 36.6 m2
Depth: 73.3 m2

Height: Storeys: 8 + 2 basements
Metres: 22.0

			Indoor	Outdoor
Ground Floor:	1 313.0 m2	Parking Spaces:	146	
Residential GFA:	8 646.0 m2			
Total GFA:	8 646.0 m2			

DWELLING UNITS

Tenure:	Rental
	Private
Total:	57 units (232 beds)

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8 646.0 m2	
Parking & Loading:		4 715. m2

PROPOSED DENSITY

Residential Density: 3.26 Total Density: 3.26

COMMENTS

See also Page 1.20, Map Reference 35

Status: Council approved Student Residence portion only on November 2, 1989. Applicants appealing decision to Ontario Municipal Board.

Data Valid: June 30, 1990 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 35

APPLICATION

Development Review:	x	Application Number:	1968
Rezoning:	x	Date of Application:	January 7, 1987
O.P.A.:	x	Date of Revision:	May 23, 1989

Confirmed Municipal Address: 100,102,104,106,108,110 Charles St. W.,21,23,Sultan St., 4 St. Thomas St. and east part 95 Queen's Park

Nearest Intersection: north side of Charles St. W. east of Queen's Park

Project Description: A 10 storey hotel with 274 rooms

Applicant	Agent	Architect
Victoria University	Goodman & Goodman	Kuwabara Payne
73 Queen's Park Cres.	20 Queen St. West	McKenna Blumberg
585-4506	979-2211	322 King St. West
		977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDRA, Institutional District
Zoning District:	QR L2 U150, R3 Z1
Height Limit:	H23, H11.6, H13.7
Site Specific Provision:	93-80, 386-80, 473-82
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	9 069.3 m2	Height:	Storeys: 10
Frontage:	117.1 m2		Metres: 31.7
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	2 531.0 m2			
Non-Residential GFA:	21 640.0 m2	Parking Spaces:	186	
Total GFA:	21 640.0 m2	Loading Docks:	yes	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	21 481.0 m2	159.0 m2
Parking & Loading:		7 341.0 m2

PROPOSED DENSITY

Residential Density: 2.38 Total Density: 2.38

COMMENTS

100-108 Charles St. W. are listed. See also Page 1.19, Map Reference 49. Density figures exclude 360 m2 of floor area contained in portions of the historical buildings to be retained.

Status: Council approved Student Residence portion only on November 2, 1989. Applicants appealing decision to Ontario Municipal Board.

Data Valid: June 30, 1990 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 25

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2141
Date of Application: January 11, 1989
Date of Revision:

Confirmed Municipal Address: 30 Hayden Street
Nearest Intersection: north side east of Yonge St.

Project Description: A condominium building containing 52 units

Applicant	Agent	Architect
Centrum Land Corp.	Andrew Paton, Q.C.	The Colborne Arch.
555 Avenue Rd.	2500-130 Adelaide St. W.	47 Colborne
968-1771	868-1080	862-0926

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U350
Height Limit: 61.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 795.0 m2
Frontage: 30.4 m
Depth: irregular

Height: Storeys: 28 + 4 basements
Metres: 77.6

			Indoor	Outdoor
Ground Floor:	526.3 m2	Parking Spaces:	80	
Residential GFA:	13 379.4 m2			
Total GFA:	13 379.4 m2	Loading Docks:		

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	2
3 Bedroom:	50
Total:	52

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13 379.4 m2	
Parking & Loading:		2 601.0 m2

PROPOSED DENSITY

Residential Density: 654 uph

Total Density: 654 uph

COMMENTS

Status: Being reviewed.
Data Valid: June 30, 1990

Planner: Tom Keefe

Phone: 392-7355/0074

Map Ref. No.: 31

APPLICATION

Development Review:	x	Application Number:	2070
Rezoning:	x	Date of Application:	March 17, 1988
O.P.A.:	x	Date of Revision:	March 23, 1989

Confirmed Municipal Address: **100 Huntley St., 579,581,587,589 Jarvis St. and 321 Bloor St. E.**
Nearest Intersection: south east corner of Jarvis & Bloor St. E.

Project Description: An office and residential building in two phases (Phase 1 and 2).

Applicant	Agent	Architect
Confederation Life Ins. Co.	Berridge, Lewinberg, Greenberg	Ziedler Roberts
321 Bloor St. East	200-111 Queen St. E.	315 Queen St. W.
323-8926	363-9004	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, MDRA
Zoning District:	CR L4.5 U350/CR L1 U150
Height Limit:	61.0/18.0
Site Specific Provision:	none
Historical Status:	321 Bloor St. E. designated
Site Plan Control:	yes

PROJECT INFORMATION

Total Site Area:	14 948.0 m2	Height:	Storeys: 19 + 4 basements
Frontage:	167.2 m2		Metres: 74.6
Depth:	irregular		

Site Area (excluding 321 Bloor St. E.): 8948.5 m2

			Indoor	Outdoor
Residential GFA:	2 800.9 m2	Parking Spaces:	315	
Non-Residential GFA:	46 433.1 m2			
Total GFA:	49 234.0 m2			

DWELLING UNITS

Tenure:	Rental Private
Bachelors::	5
1 Bedroom:	17
2 Bedroom:	6
3 Bedroom:	1
Total:	29

FLOOR AREA BREAKDOWN (New Construction)

Land Use	Above Grade	Below Grade
Retail:	544.0 m2	
Residential::	2 800.9 m2	
Office:	44 913.5 m2	975.6 m2
Parking & Loading:		20 017.9 m2
Utilities:	7 394.7 m2	2 570.0 m2
Storage:		780.7 m2

APPROVED DENSITY (Excluding 321 Bloor St. E..)

Residential Density:	0.2	Total Density:	5.7
Non-Residential Density:	5.5		

COMMENTS

Land to be conveyed to City for social housing.

Status: Office and retail building under construction.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 74

APPLICATION

Development Review:	x	Application Number:	2017
Rezoning:	x	Date of Application:	July 27, 1987
O.P.A.:	x	Date of Revision:	April 6, 1988

Confirmed Municipal Address: **460 Jarvis Street (includes 95 Wellesley Street East)**
Nearest Intersection: west side at Wellesley Street East

Project Description: Mixed-use, primarily social housing project

Applicant	Agent	Architect
582212 Ontario Limited	Lyons, Goodman, Iacono	E.I. Richmond
256 Jarvis Street	Smith and Berkow	30 St. Clair Ave. W.
591-5414	130 Adelaide W.	961-1567
	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDRA
Zoning District:	R4 Z4
Height Limit:	30.5
Site Specific Provision:	524-88, 525-88
Historical Status:	designated
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	4 550.0 m2	Height:	Storeys:	15 + PH + 2 basements
Frontage:	50.5 m2		Metres:	47.5
Depth:	irregular			
			Indoor	Outdoor
Ground Floor:	2 725.0 m2	Parking Spaces:	161	10
Residential GFA:	12 375.0 m2			
Non-Residential GFA:	8 245.0 m2			
Total GFA:	20 620.0 m2			

DWELLING UNITS

Tenure:	Rental
	Assisted
Bachelors:	105
1 Bedroom:	107
Total:	212

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11 985.0 m2	
Res. Rec.:	390.0 m2	
Office:	7 245.0 m2	
Retail:	1 000.0 m2	
Services:		698.4 m2
Parking & Loading:	232.3 m2	5 618.2 m2

APPROVED DENSITY

Residential Density:	2.7	Total Density:	4.5
Non-Residential Density:	1.8		

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 352-7355/0013

Map Ref. No.: 19

APPLICATION

Development Review:	x	Application Number:	2013
Rezoning:	x	Date of Application:	June 30, 1987
O.P.A.:	x	Date of Revision:	April 21, 1989

Confirmed Municipal Address: 5, 11, 21 St. Joseph St., 10 Phipps St., 9, 15 St. Nicholas St.,
Nearest Intersection: n/w corner Phipps & St. Nicholas streets

Project Description: Mixed used development

Applicant	Agent	Architect
Dovestar Development Ltd.	Diamond Fairbairn & Steinberg	Kuwabara Payne
25 St. Nicholas Street	393 University Ave.	McKenna Blumberg
923-6383	971-7000	322 King St. W.
		977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L2 U350
Height Limit:	23.0
Site Specific Provision:	no
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	4 760.0 m2	Height:	Storeys: 19 + 3 basements
Frontage:	57.3 m		Metres: 75.6
Depth:	irregular		
			Indoor Outdoor
Ground Floor:	1 294.5 m2	Parking Spaces:	247
Residential GFA:	36 590.0 m2	Loading Docks:	
Non-Residential GFA:	905.0 m2		
Total GFA:	37 495.0 m2		

DWELLING UNITS

Tenure:	Condo Private	Rental Assisted
Bachelors:	18	21
1 Bedroom:	196	32
2 Bedroom:	98	6
Total:	312	59

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	36 590.0 m2	
Retail:	905.0 m2	
Parking & Loading:		8 031.2 m2
Res. Recreation:	2 614.0 m2	

PROPOSED DENSITY

Residential Density:	7.7	Total Density:	7.9
Non-Residential Density:	0.2		

COMMENTS

5, 11 St. Joseph Street and 9,15 St. Nicholas Street are listed

Status: Being processed - Preliminary report adopted by LUC July 5, 1989.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 1

APPLICATION

Development Review:	x	Application Number:	2089
Rezoning:	x	Date of Application:	June 20, 1988
O.P.A.:	x	Date of Revision:	June 30, 1989

Confirmed Municipal Address: **50 St. Joseph Street (St. Michael's College lands)**
Nearest Intersection: west side of Bay Street

Project Description: Primarily residential development in two buildings with retail at grade on Bay St.

Applicant	Agent	Architect
Rovecrest Dev. Ltd. (Tridel)	Weir & Foulds	A.J. Diamond Donald
4800 Dufferin Street	2 First Canadian Place	Schmitt & Co.
661-9290	365-1110	2 Berkeley Street
		862-8800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	C1V4, R4Z4
Height Limit:	46 M
Site Specific Provision:	850-80, 329-89, 500-89
Historical Status:	St. Basil's Church is designated
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	9 499.2 m2	Height:	Storeys: 32 (max.)
Frontage:	101.8 m		Metres: 97.0 m (max.)
Depth:	irregular		

			Indoor	Outdoor
Residential GFA:	58 842.8 m2	Parking Spaces:	900	
Non-Residential GFA:	2 322.5 m2			
Total GFA:	61 165.3 m2			

DWELLING UNITS

Tenure:	Condo	Rental
Total:	624	61

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	58 842.8 m2	
Retail:	2 322.5 m2	
Parking & Loading:		29 263.5 m2

PROPOSED DENSITY

Residential Density:	6.19	Total Density:	6.4
Non-Residential Density:	.24		

COMMENTS

Status: Being processed
Data Valid: June 30, 1990 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 21

APPLICATION

Development Review:	x	Application Number:	1932
Rezoning:	x	Date of Application:	June 12, 1986
O.P.A.:	x	Date of Revision:	May 3, 1990

Confirmed Municipal Address: **1 St. Thomas St. & 76,78,80 Charles St. W. and 1, 3, 11 Sultan Street**
Nearest Intersection: n/e corner of St. Thomas and Charles streets

Project Description: A hotel building and Bata Shoe Museum.

Applicant	Agent	Architect
Jasmac Canada Inc.	Woolley, Dale & Dingwall	Webb, Zarafa, Menkes, Housden
251 Queen's Quay W. Ste. 804	Suite 2000, T.D. Centre	95 St. Clair St. West
591-9101	Commercial Union Tower	961-4111
	863-1000	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	LDMCRA
Zoning District:	R3 Z3
Height Limit:	11.6
Site Specific Provision:	850-79, 918-79
Historical Status:	see comments
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	3 674.2 m2
Frontage:	73.9 m
Depth:	irregular
Ground Floor:	1 736.3 m2
Non-Residential GFA:	14 490.5 m2
Total GFA:	14 490.5 m2

Height:	Storeys: 11 + 4 basements
	Metres: 36.3 m
	Indoor
Parking Spaces:	201
Loading Docks:	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential Hotel (140 rms.):	11 284.6 m2	
Services:	2 469.2 m2	
Parking & Loading:		7 988.5 m2
Retail:	736.7 m2	

PROPOSED DENSITY

Non-Residential Density: 3.9 x *(does not include Bata Shoe Museum)

COMMENTS

76, 78, 80 Charles Street West are designated. Revised proposal being processed includes Bata Shoe museum.

Status: Revised proposal.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 20

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2257
Date of Application: May 22, 1990
Date of Revision:

Confirmed Municipal Address: 16 St. Thomas St.
Nearest Intersection: west side at Sultan St.

Project Description: Condominium & Hotel Tower

Applicant	Agent	Architect
Edoken Cdn. Ltd.	Wooley, Dale, Dingwall	Webb Zerafa Menkes Housden Partnership
3 Sultan St.	Suite 2000	95 St. Clair W.
962-3311	Commercial Union Tower	961-4111
	TD Centre	
	369-7886	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U350
Height Limit: 18.0
Site Specific Provision: yes
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 674.5 m2
Frontage: 31.4 m2
Depth: 53.5 m2

Ground Floor: 1 021.9 m2
Residential GFA: 12 188.5 m2
Non-Residential GFA: 9 745.2 m2
Total GFA: 21 933.7 m2

Height: Storeys: 21 + mechancial
Metres: 74.5 m

	Indoor	Outdoor
Parking Spaces:	96	

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	24
3 Bedroom:	14
Total:	38

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	12 188.5 m2	
Hotel & Retail:	9 745.2 m2	
Parking & Loading:		4 737.9 m2

PROPOSED DENSITY

Residential Density: 7.3
Non-Residential Density: 5.8

Total Density: 13.1

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1990

Planner: Rollin Stanley

Phone: 392-7355/0420

Map Ref. No.: 112

APPLICATION

Development Review:	x	Application Number:	2098
Rezoning:	x	Date of Application:	August 2, 1988
O.P.A.:	x	Date of Revision:	March 28, 1989

Confirmed Municipal Address: **592 Sherbourne Street**
Nearest Intersection: west side at Selby Street

Project Description: To renovate and to build an addition to a hotel building

Applicant	**Agent**	**Architect**
576099 Ontario Limited	Robins, Appleby	Carley/Phillips
592 Sherbourne St.	2500-130 Adelaide St. W.	234 Eglinton Ave. East
923-4748	360-3368	481-6889

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDRA
Zoning District:	R3 Z2
Height Limit:	45.7 m
Site Specific Provision:	none
Historical Status:	Designated By-law 312-89
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	2 234.2 m2	Height:	Storeys: 7 + basement		
Frontage:	28.5 m2		Metres: 30.5		
Depth:	81.4 m2				
				Indoor	Outdoor
Ground Floor:	936.7 m2	Parking Spaces:		9*	4
Total GFA:	7 262.0 m2	Loading Docks:			1

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	5 164.0 m2	
Retail:	200.0 m2	
Office:	307.0 m2	
Restaurant:	149.0 m2	1009.0 m2
Accessory Use:		354.0 m2
Historic:	919.0 m2	

APPROVED DENSITY

Total Density: 3.3
Total Density with historical exemption: 2.8

COMMENTS

* off site parking

Status: Council approval awaiting Ministerial approval of OPA.
Data Valid: June 30, 1990 Planner Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 43

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1682
Date of Application: April 21, 1983
Date of Revision: August 24, 1984

Confirmed Municipal Address: 15 Wellesley Street East
Nearest Intersection: south side east of Yonge Street

Project Description: Two apartment buildings connected by a five-storey Toronto Parking Authority parking structure.

Applicant	Agent	Architect
Toronto Parking Authority 33 Queen St. East 393-7275	Cityhome 112 Elizabeth St. 392-7374	Carruthers and Shaw 200 Adelaide St. W. 977-7485

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDRA, Sec. 11.163
Zoning District: R3 Z3
Height Limit: 30.5
Site Specific Provision: 462-85
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3 940.0 m2
Total GFA: 26 400.0 m2

Height: Storeys: 14 and 9

	Indoor	Outdoor
Parking Spaces:	414	

DWELLING UNITS

Tenure:	Rental Assisted
Bachelor:	8
1 Bedroom:	40
2 Bedroom:	50
Total:	98

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11 600.0 m2	
Retail:	500.0 m2	
Parking & Loading:	14 300.0 m2	

APPROVED DENSITY

Residential Density: 3.0
Non-Residential Density: 3.7

Total Density: 6.7

COMMENTS

Status: OPA and rezoning approved; development review pending. New planning strategy for the site is being assessed.

Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 36

APPLICATION

Development Review:	x	Application Number:	2171
Rezoning:	x	Date of Application:	April 18, 1989
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **22-24 Wellesley St. East**
Nearest Intersection: north side east of Yonge Street.

Project Description: To build a new building for social housing and office for Family Services Assoc.

Applicant	Agent	Architect
Family Services Assoc.	Berridge Lewinberg Greenberg	Jerome Markson Arch.
22 Wellesley St. E.	200-111 Queen St. E.	160 Pears Ave.
922-3126	363-9004	920-3131

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDRA
Zoning District:	R3 Z2.5
Height Limit:	30.5 m
Site Specific Provision:	no
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 125.9 m2	Height:	Storeys: 12 + basement
Frontage:	24.3 m2		Metres: 35.1
Depth:	45.7 m2		
			Indoor Outdoor
Ground Floor:	744.1 m2	Parking Spaces:	10
Residential GFA:	3 611.9 m2	Loading Docks:	
Non-Residential GFA:	2 362.2 m2		
Total GFA:	5 974.1 m2		

DWELLING UNITS

Tenure:	Rental Assisted
Bachelors:	26
1 Bedroom:	26
2 Bedroom:	6
Total:	58

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3 611.9 m2	
Office:	1 910.7 m2	
Warehouse:	451.5 m2	
Utilities:	388.7 m2	419.0 m2
Parking & Loading:		325.1 m2

PROPOSED DENSITY

Residential Density:	3.2	Total Density:	5.3
Non-Residential Density:	2.1		

COMMENTS

24 Wellesley St. E. is listed on the Inventory of Heritage Properties.

Status: Being reviewed - awaiting revisions.
Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 83

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388149
Date of Application August 10, 1988
Date of Revision: February 28, 1989

Confirmed Municipal Address: **40 Wellesley Street East**
Nearest Intersection: north side west of Church Street

Project Description: To construct 2 additional floors to existing medical centre building

Applicant	Agent	Architect
40 Wellesley Medical Clinic	Taylor-Sanrom	Wasteneys & Stern
40 Wellesley St. E.	2000-130 Adelaide St. E.	62 Charles St. E.
920-1677	869-0123	924-2561

PLANNING CONTROLS (For verification refer to Chief Building Official)

Offical Plan Designation:	HDRA
Zoning District:	R3 Z5
Height Limit:	30.5 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	1 313.2 m2	Height:	Storeys: 7 + basement
Frontage:	29.0 m		Metres:
Depth:	45.7 m		
			Indoor Outdoor
Ground Floor:	1 291.6 m2	Parking Spaces:	26 (existing)
Non-Residential GFA:	3 252.7 m2	Loading Docks:	
Total GFA:	3 252.7 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN (Existing & addition)

Land Use	Above Grade	Below Grade
Office:	3 126.7 m2	
Retail:	126.0 m2	
Parking & Loading:		1 325.5 m2

APPROVED DENSITY

Non-Residential Density: 2.48 Total Density: 2.48

COMMENTS

Status: Building permit issued.

Data Valid: July 10, 1990 Planner: Barry Brooks Phone: 392-7187/7196

Map Ref. No.: 38

APPLICATION

Development Review:	x	Application Number:	2223
Rezoning:	x	Date of Application:	January 15, 1990
O.P.A.:	x	Date of Revision:	May 7, 1990

Confirmed Municipal Address: **5-25 Wellesley St. W.; 909, 931, 935, 945 Bay St.; 14, 16,20,26,30,38 Broadalbane St.; 552 R Yonge St., 558 Yonge St.**

Nearest Intersection: east side of Bay St. between Breadalbane St. and Wellesley St. W.

ProjectDescription: A Ballet Opera House (BOH) including 2,000 seat auditorium and supporting uses. Street level retail proposed along Wellesley St.

Applicant	Agent	Architect
Ballet Opera House Corp.	Berridge Lewinberg Greenberg	Moshe Safdie Assoc. Ltd.
65 Wellesley St. E.	111 Queen St. E.	65 Wellesley St. E.
921-0054	363-9004	925-3364

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA/LDMCRA
Zoning District:	CRL1/CRL2U150
Height Limit:	30.5 m/18.0 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	16 408.0 m2	Height:	Storeys: 8 + basement
Frontage:	48.4 m		Metres: 43.7 m
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	13 447.0 m2	Parking Spaces:	207	
Non-Residential GFA:	47 323.0 m2	Loading Docks:	8	
Total GFA:	47 323.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	5 943.0 m2	
Gen. Institutional:	33 812.0 m2	805.0 m2
Public Library:		3 483.0 m2
Street Related Retail:	2 188.0 m2	1 092.0 m2

PROPOSED DENSITY

Non-Residential Density: 2.9 Total Density: 2.9

COMMENTS

Status: Being processed.

Data Valid: July 30, 1990 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 28

APPLICATION

Development Review:	x	Application Number:	1912/387188
Rezoning:	x	Date of Application	July 27, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **22,24,26 Wellesley St. W. & 3,15,19 Phippe St.**
Nearest Intersection: north side east of Nicholas Street

Project Description: A 29 storey mixed commercial & residential building

Applicant	Agent	Architect
Century Plaza of Toronto	Diamond, Fairbairn	Burka Architects
1710- 2 Bloor St. W.	2000-393 University Ave.	201-4800 Dufferin St.
923-4221	791-7000	665-0722

PLANNING CONTROLS (For verification refer to Chief Building Official)

Offical Plan Designation:	MDMCRA
Zoning District:	CR L2 U150;CR L2 U350
Height Limit:	18.0; 23.0
Site Specific Provision:	79-87,80-87
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3 891.1 m2	Height:	Storeys: 29
Frontage:	63.5 m		Metres: 85.8
Depth:	61.2 m		

			Indoor	Outdoor
Ground Floor:	1 958.0 m2	Parking Spaces:	247	
Residential GFA:	28 731.0 m2	Loading Docks:	3	
Non-Residential GFA:	1 622.0 m2			
Total GFA:	30 353.0 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	6
1 Bedroom:	263
2 Bedroom:	83
Total:	352

FLOOR AREA BREAKDOWN (Existing & addition)

Land Use	Above Grade	Below Grade
Residential:	28 731.0 m2	
Retail:	774.6 m2	
Warehouse:		714.0 m2
Office:	847.4 m2	
Services:	407.3 m2	61.6 m2
Parking & Loading:		10 882.7 m2

APPROVED DENSITY

Residential Density:	7.4	Total Density:	7.8
Non-Residential Density:	0.4		

COMMENTS

Status: Under construction

Data Valid: June 30, 1990 Planner: Murray Boyce Phone: 392-7355/0417

Map Ref. No.: 18

APPLICATION

Development Review:	x	Application Number:	2153
Rezoning:	x	Date of Application:	March 9, 1989
O.P.A.:	x	Date of Revision:	June 20, 1990

Confirmed Municipal Address: 95 Wood Street
Nearest Intersection: southwest corner of Wood and Mutual Streets

Project Description: To build a 13-storey residential building

Applicant	Agent	Architect
International Relief Agency	Weir and Foulds	Robert Reimers
178 Jarvis St. #804	2 First Cdn. Pl., Ste. 1600	23A Morton Rd.
364-0124	365-1110	699-4044

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDRA
Zoning District:	R3 Z2.0
Height Limit:	30.5 m
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 318.3 m2	Height:	Storeys: 12 + penthouse + 3 basements
Frontage:	39.2 m2		Metres: 40.0
Depth:	33.5 m2		

			Indoor	Outdoor
Ground Floor:	527.0 m2	Parking Spaces:	63	
Residential GFA:	7 216.0 m2	Loading Docks:	1	
Non-Residential GFA:	274.0 m2			
Total GFA:	7 490.0 m2			

DWELLING UNITS

Tenure:	Rental Assisted
1 Bedroom:	68
2 Bedroom:	25
3 Bedroom:	6
Total:	99

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	7 216.0 m2	
Community Ser.:	274.0 m2	
Parking & Loading:		1 950.9 m2
Utilities:		3 198.0 m2
Res. Recreation:	258.0 m2	

PROPOSED DENSITY

Residential Density:	5.5	Total Density:	5.7*
Non-Residential Density:	0.2		

COMMENTS

* excluding interior recreation space
Status: Final Report (July 4, 1990) to August 15, 1990 LUC meeting.
Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 24

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 390033
Date of Application: March 6, 1990
Date of Revision:

Confirmed Municipal Address: 475 Yonge St.
Nearest Intersection: east side north of Wood St.

Project Description: To build a mixed use building consisting of retail stores and apartments (condominium).

Applicant	Agent	Architect
John Kirk 603- 30 St. Clair Ave. W. 961-1567	same as applicant	E.I. Richmond Arch. Inc. 603- 30 St. Clair Ave. W. 961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CRL4.5U480
Height Limit:	45.7 m
Site Specific Provision:	
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	6 039.2 m2	Height:	Storeys: 17 + penthouse + 4 basements
Frontage:	79.2 m		Metres: 50.7 m
Depth:	76.2 m		

		Indoor	Outdoor
Ground Floor:	3 847.0 m2	Parking Spaces:	424
Residential GFA:	43 616.6 m2	Loading Docks:	
Non-Residential GFA:	3 489.0 m2		
Total GFA:	47 105.4 m2		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	258
2 Bedroom:	318
Total:	576

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	43 616.4 m2	
Res. Recreation:	5 228.5 m2	2 570.0 m2
Retail:	3 489.0 m2	
Utilities:		2 153.0 m2
Parking & Loading:		17 770.0 m2

PROPOSED DENSITY

Residential Density: 7.2
Non-Residential Density: 0.6

Total Density: 7.8

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1990

Planner: Rollin Stanley

Phone: 392-7355/0420

Map Ref. No.: 9

APPLICATION

Development Review:	x	Application Number:	2086
Rezoning:	x	Date of Application:	May 30, 1988
O.P.A.:	x	Date of Revision:	April 4, 1989

Confirmed Municipal Address: 717, 723, 725, 727, 729, 731 Yonge St., 23 Bloor St. East, and 14 Hayden St.
Nearest Intersection: south east corner of Yonge and Bloor Street East

Project Description: Office-retail development

Applicant	Agent	Architect
696702, 474883 Ontario Ltd.	Thomson Rogers	Young Wright
3100 - 390 Bay Street	3100 - 390 Bay St.	172 St. George St.
868-3100	868-3100	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	LDMCRA and HDMCRA Section 11.94
Zoning District:	CRL2U150, CRL4.5U350
Height Limit:	18.3, 61
Site Specific Provision:	521-80
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3 636.7 m	Height:	Storeys: 24 + penthouse + 4 basements
Frontage:	47.3 m		Metres: 96.6
Depth:	irregular		
			Indoor / Outdoor
Ground Floor:	1 830.0 m2	Parking Spaces:	219
Non-Residential GFA:	42 969.6 m2	Loading Docks:	
Total GFA:	42 969.6 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	36 098.3 m2	83.0 m2
Retail:	4 598.3 m2	2 190.0 m2
Parking & Loading at:		7 120.8 m2

PROPOSED DENSITY

Non-Residential Density: 11.8 Total Density: 11.8

COMMENTS

Status: Application being revised.
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 101

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389072
Date of Application: April 13, 1989
Date of Revision: June 6, 1989

Confirmed Municipal Address: 942 Yonge St.
Nearest Intersection: west side at Frichot Ave.

Project Description: To build a mixed commercial/residential building

Applicant	Agent	Architect
Sorgum Hill Estates Ltd.	Stan Lindsay	Page & Steele
3650 Victoria Pk. Ave.	500-3650 Victoria Ave. Pk.	110 Eglinton Ave. E.
491-9091	491-9091	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2U300
Height Limit:	46.0
Site Specific Provision:	413-78, 679-79, 280-80
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	5 225.0 m2
Frontage:	49.2 m2
Depth:	106.1 m2

Height: Storeys: 13 + 2 basements
Metres: 39.4

		Indoor	Outdoor
Ground Floor:	2 600.0 m2	Parking Spaces:	255
Residential GFA:	20 288.0 m2	Loading Docks:	1
Non-Residential GFA:	610.0 m2		
Total GFA:	20 898.0 m2		

DWELLING UNITS

Tenure:	Condo
Bachelors:	37
1 Bedroom:	177
2 Bedroom:	49
3 Bedroom:	5
Total:	268

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	20 288.0 m2	
Res. Rec.:	2 408.0 m2	
Retail:	610.0 m2	
Warehouse:		2 158.7 m2
Parking & Loading:		8 291.3 m2

APPROVED DENSITY

Residential Density: 3.9
Non-Residential Density: 0.1
Total Density: 4.0

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 98

APPLICATION

Development Review:	x	Application Number:	2022
Rezoning:	x	Date of Application:	August 21, 1987
O.P.A.:	x	Date of Revision:	January 4, 1990

Confirmed Municipal Address: 11 Yorkville Avenue
Nearest Intersection: south side west of Yonge Street

Project Description: Ten storey mixed use project, addition to existing building

Applicant	Agent	Architect
Eleven Yorkville Ltd.	Diamond Fairbairn	Kirshenblatt &
11 Yorkville Avenue	2000 - 393 University Ave.	Korman Assoc.
962-6998	791-7000	388 Mt. Pleasant Rd.
		485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL1.5 U250
Height Limit:	30.5
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	230-86

PROJECT INFORMATION

Site Area:	1 243.2 m2	Height:	Storeys: 9 + mezzanine + basement
Frontage:	25.7 m		Metres: 27.2
Depth:	50.7 m		
			Indoor Outdoor
Ground Floor:	840.0 m2	Parking Spaces:	45
Residential GFA:	3 604.7 m2	Loading Docks:	
Non-Residential GFA:	3 356.5 m2		
Total GFA:	6 961.2 m2		

DWELLING UNITS

Tenure:	Rental
	Private
Bachelor:	15
1 Bedroom:	36
Total:	51

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	1 079.5 m2	
Parking & Loading:	568.8 m2	1 538.5 m2
Residential:	3 604.7 m2	
Office:	2 277.0 m2	

PROPOSED DENSITY

Residential Density:	2.9	Total Density:	5.6
Non-Residential Density:	2.7		

COMMENTS

Status: Being processed - preliminary report, adopted by LUC April 12, 1989.
Data Valid: June 30, 1990 Planner: Rollin Stanley Phone: 392-7355/0420

Map Ref. No.: 7

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2240
Date of Application: April 5, 1990
Date of Revision:

Confirmed Municipal Address: **116, 118, 120, 122, 124, 126, 128, 130, 132, 134 Yorkville Ave. & 10 Hazelton Ave.**
Nearest Intersection: north side east of Avenue Rd.
Project Description: To build a mixed commercial/residential project with below grade parking.

Applicant	Agent	Architect
York Row Ltd.	Diamond Fairbairn	XYSTUS Arch. Inc.
14 Prince Arthur Ave.	2000 - 393 University Ave.	489 King St. W.
921-6536	791-7000	971-8080

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CRL2.5U150
Height Limit: 18.2 m
Site Specific Provision: 78-76, 79-76
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 615.3 m2
Frontage: 68.6 m
Depth: 38.1 m

Height: Storeys: 9
Metres: 28.4 m

			Indoor	Outdoor
Ground Floor:	1 170.0 m2	Parking Spaces:	85	
Non-Residential GFA:	3 920.0 m2	Loading Docks:		
Residential GFA:	5 649.0 m2			
Total GFA:	9 569.0 m2			

DWELLING UNITS

Tenure:	Rental
	Private
Total:	22

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	5 649.0 m2	
Museum:	300.0 m2	
Office:	625.0 m2	
Retail:	2 995.0 m2	
Utilities:	135.0 m2	
Parking & Loading:		2 763.8 m2

PROPOSED DENSITY

Residential Density: 2.2
Non-Residential Density: 1.5

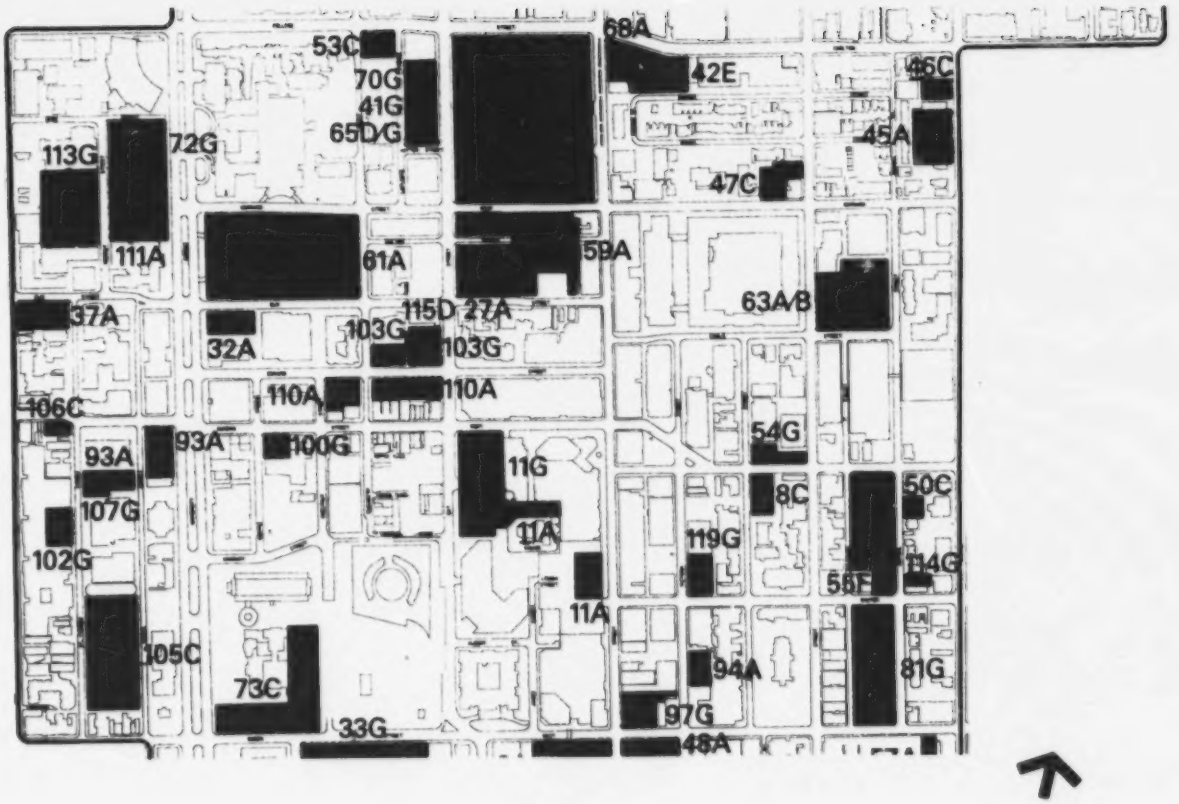
Total Density: 3.7

COMMENTS

Being processed, preliminary report adopted by LUC on June 12, 1990.

Status: Being reviewed
Data Valid: June 30, 1990 Planner: Rollin Stanley Phone: 392-7355/0420

MAP II



Legend

- **A** Under Construction
- **B** Building Permit Application
- **C** Development Review Report Approved by Council/Commissioner
- **D** Development Review Application
- **E** Site Specific By-Law Approved By O. M. B./Minister
- **F** Site Specific By-Law Approved By Council
- **G** Rezoning and /or O.P.A. Application

Map Ref. No.: 110

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389033
Date of Application: February 16, 1989
Date of Revision: July 21, 1989

Confirmed Municipal Address: **604 Bay Street**
Nearest Intersection: west side at Edward Street

Project Description: To renovate the bus terminal building

Applicant	Agent	Architect
Gray Coach Lines Ltd.	T.T.C.	Cole, Sherman
180 Dundas St. W.	1900 Yonge St.	Arch. & Engineers
979-3531	393-4000	2025 Sheppard Ave. E.
		491-4503

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0 m
Site Specific Provision:
Historical Status: Listed status
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 500.0 m2
Frontage: 3.8 m
Depth: 101.4 m2

Height: Storeys: 2 + 3 basements
Metres: 8.5

			Indoor	Outdoor
Ground Floor:	1 605.5 m2	Parking Spaces:	2	
Non-Residential GFA:	3 540.5 m2	Loading Docks:	1	
Total GFA:	3 540.5 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	540.0 m2	285.0 m2
Utilities & Transportation:	1 720.5 m2	995.0 m2

APPROVED DENSITY

Non-Residential Density: 1.4 Total Density: 1.4

COMMENTS

Part of a larger application with 130 Elizabeth St. - see page 2.22.

Status: Under construction.

Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 103

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2183
Date of Application: June 16, 1989
Date of Revision:

Confirmed Municipal Address: 636 Bay St. and 70 Edward St.
Nearest Intersection: north west corner of Bay St. & Edward St.

Project Description: To build a condominium apartment building (Site "A")

Applicant	Agent	Architect
Smye Homes Ltd.	Lyons, Goodman, Iacono, Smith	E.I. Richmond Inc.
90 Tiverton Ct.	& Berkow	30 St. Clair Ave. W.
Markham, Ont.	103 Adelaide St. W.	961-1567
477-7609	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	2 576.0 m2	Height:	Storeys: 27 + 4 basements
Frontage:	55.4 m		Metres: 75.9
Depth:	irregular		
			Indoor Outdoor
Residential GFA:	29 902.0 m2	Parking Spaces:	276
Non-Residential GFA:	1 010.0 m2	Loading Docks:	
Total GFA:	30 912.0 m2		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	405
2 Bedroom:	60
Total:	465

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	28 125.0 m2	
Res. Recr.:	1 777.0 m2	
Retail:	1 010.0 m2	
Parking & Loading:		10 304.0 m2

PROPOSED DENSITY

Residential Density: 11.6
Non-Residential Density: 0.4
Total Density: 12.0

COMMENTS

Part of a larger application connected to 100 Edward St.- see page 2.21. 636 Bay is also subject to Development Review application #390079 - see page 2.3

Status: Being processed.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 115

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 390079
Date of Application: June 7, 1990
Date of Revision:

Confirmed Municipal Address: 636 Bay St.
Nearest Intersection: west side north of Edward St.

Project Description: To change use of existing building to a commercial and parking garage.

Applicant	Agent	Architect
E.I. Richmond Arch. Inc. (J. Kirk) 603- 30 St. Clair Ave. West 961-1567	same as applicant	same as applicant

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CRL4.5U480
Height Limit:	76.0 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 168.0 m2	Height:	Storeys:	6 + basement
Frontage:	25.4 m		Metres:	
Depth:	46.1 m			
			Indoor	Outdoor
Ground Floor:	1 167.3 m2	Parking Spaces:	72	20 on roof
Non-Residential GFA:	7 764.2 m2	Loading Docks:		
Total GFA:	7 764.2 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	296.5 m2	
Parking & Loading:	6 300.4 m2	1 167.3 m2

PROPOSED DENSITY

Residential Density: 6.65 Total Density: 6.65

COMMENTS

Status: On hold. Site is also subject to rezoning application 2183 - see page 2.2.
Data Valid: July 13, 1990 Planner: Lori Martin Phone: 392-7339/7190

Map Ref. No.: 27

APPLICATION

Development Review:	x	Application Number:	2047
Rezoning:	x	Date of Application:	December 22, 1987
O.P.A.:	x	Date of Revision:	June 24, 1988

Confirmed Municipal Address: **655 Bay St., 55, 63, 67 & 73 Walton St.**
Nearest Intersection: east side of Bay, between Elm & Walton Sts.

Project Description: A 33-storey mixed commercial/residential complex

Applicant	Agent	Architect
Minto Construction Ltd.	Shibley, Righton &	Webb Zerafa Menkes
20 Dundas St. W.	McCutcheon	Housden
977-7098	401 Bay Street	95 St. Clair Ave. W.
	363-9381	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U400
Height Limit:	76.0 m
Site Specific Provision:	O.P.A. #473, By-law 881-88
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	6 647.9 m2	Height:	Storeys: 33 + 3 basements
Frontage:	73.7 m		Metres: 93.2
Depth:	irregular		
			Indoor / Outdoor
Ground Floor:	3 462.4 m2	Parking Spaces:	377
Residential GFA:	35 433.5 m2	Loading Docks:	5
Non-Residential GFA:	29 211.5 m2		
Total GFA:	64 645.0 m2		

DWELLING UNITS

Tenure:	Condo
Bachelors:	62
1 Bedroom:	310
2 Bedroom:	62
Total:	434

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	35 433.5 m2	
Office:	27 905.5 m2	
Retail:	1 306.0 m2	
Parking & Loading:		19 800.0 m2
Recreation:	1 687.8 m2	

APPROVED DENSITY

Residential Density:	5.33	Total Density:	9.72
Non-Residential Density:	4.39		

COMMENTS

Status: Under construction
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 65

APPLICATION

Development Review:	x	Application Number:	2143
Rezoning:	x	Date of Application:	January 30, 1989
O.P.A.:	x	Date of Revision:	February 4, 1989

Confirmed Municipal Address: **734, 740 Bay St. and part of 64 Hayter St.**
Nearest Intersection: north west corner of Bay and Hayter St.

Project Description: A condominium apartment building with 307 units

Applicant	Agent	Architect
Hayter St. Dev. Inc.	Lyons, Goodman, Iakono	E.I. Richmond
90 Tiverton Ct., Markham	130 Adelaide St. W.	Arch. Inc.
477-7609	869-0123	603 - 30 St. Clair Ave. W.
		961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 764.3 m2	Height:	Storeys: 311/2+ 4 basements
Frontage:	33.7 m		Metres: 85.9
Depth:	irregular		
			Indoor Outdoor
		Parking Spaces:	191
Residential GFA:	20 517.6 m2		
Non-Residential GFA:	654.0 m2		
Total GFA:	21 171.6 m2		

DWELLING UNITS

Tenure:	Condo
Bachelor:	29
1 Bedroom:	195
2 Bedroom:	83
Total:	307

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	20 517.6 m2	
Retail:	654.0 m2	
Parking & Loading:		6 112.8 m2

PROPOSED DENSITY

Residential Density:	11.63	Total Density:	12.0
Non-Residential Density:	0.37		

COMMENTS

Related to Development Review application 389139 - see page 2.6.

Status: Being processed.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 65

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389139
Date of Application: July 12, 1989
Date of Revision:

Confirmed Municipal Address: 734, 740 Bay St. and 60 Hayter St.
Nearest Intersection: north west corner of Bay St. and Hayter St.

Project Description: To build a condominium apartment building with ground related retail stores.

Applicant	Agent	Architect
Hayter St. Dev. Inc.	John I. Kirk	E.I. Richmond Arch.
101-90 Tiverton Court	603-30 St. Clair Ave. W.	603-30 St. Clair Ave. W.
Markham, Ontario	961-1567	961-1567
477-7609		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 764.3 m2
Frontage: 33.7 m
Depth: irregular

Height: Storeys: 21 + 3 basements
Metres: 59.7

Ground Floor: 932.0 m2
Residential GFA: 13 107.5 m2
Non-Residential GFA: 654.0 m2
Total GFA: 13 761.5 m2

Parking Spaces: Indoor 130 Outdoor

DWELLING UNITS

Tenure	Condo
Bachelors:	19
1 Bedroom:	119
2 Bedroom:	54
Total:	192

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13 107.5 m2	
Retail:	654.0 m2	
Parking & Loading:		4 227.0 m2

PROPOSED DENSITY

Residential Density: 7.4
Non-Residential Density: .4

Total Density: 7.8

COMMENTS

Related to rezoning application 2143 - see page 2.5.

Status: Being processed
Data Valid: June 30, 1990

Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 41

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1956
Date of Application: November 14, 1986
Date of Revision:

Confirmed Municipal Address: **748 Bay Street (includes 748, 760)**
Nearest Intersection: west side south of College Street

Project Description: Twenty-five storey residential building

Applicant	Agent	Architect
Richlore Construction	R. Truman & Assoc.	E. I. Richmond
503-3625 Dufferin St.	421 Eglinton Ave. W.	603 - 30 St. Clair Ave. W.
635-7520	440-1205	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, 11.6
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: 485-87
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 688.0 m2
Frontage: 41.6 m
Depth: irregular

Height: Storeys: 25 + basement
Metres:

	Indoor	Outdoor
Parking Spaces:	152	142

Ground Floor Area: 639.0 m2
Residential GFA: 20 878.6 m2
Non-Residential GFA: 276.9 m2
Total GFA: 21 155.5 m2

DWELLING UNITS

Tenure:	Condo
Bachelor:	24
1 Bedroom:	168
2 Bedroom:	48
Total:	240

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	20 878.6 m2	
Retail:	276.9 m2	
Parking & Loading:		6 567.0 m2

PROPOSED DENSITY

Residential Density: 12.37
Non-Residential Density: 0.16

Total Density: 12.53 (excluding solarium)

COMMENTS

This application is to amend Application 1720, approved by Council on November 12, 1984, for a 320 unit senior citizens apartment building to permit a 240 unit condominium apartment building.

Status: Being processed
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 40

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385171
Date of Application: December 20, 1985
Date of Revision: September 15, 1987

Confirmed Municipal Address: 767 Bay Street (convenience address for 444 Yonge Street)
Nearest Intersection: west side of Bay St. south of College St.

Project Description: A 30-storey office tower (College Park Commercial Phase 3 of four phases)

Applicant
Toronto College St. Cr.
1900-777 Bay Street
597-0126

Agent
Blake Cassels Graydon
26th fl.,Commerce Crt
863-2946

Architect
Webb Zerafa Menkes
Housden, 961-4111
95 St. Clair Ave. W.
Joseph Bogdan
306 Sherbourne St.
961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA Sec. 11.43
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: OP Sec. 11.43, By-law 840-78
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 31 054.6 m2
Frontage: 153. 0 m
Depth: irregular

Height: Storeys: 30 + 4 basements
Metres: 112.5

Ground Floor: 2 156.1 m2
Non-Residential GFA: 54 196.5 m2
Total GFA: 54 196.5 m2

Parking Spaces: Indoor 166

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	4 6101.0 m2	
Retail:	1 062.9 m2	732.1 m2
Ped. Walkway:	1 062.9 m2	1 743.9 m2
Services:	7 393.7 m2	1 145.4 m2
Parking & Loading:		7 602.8 m2

APPROVED DENSITY

Total Density: Site Specific By-law 840-78 as amended

COMMENTS

Status: Building permit application February 1989.
Date: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 70

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1930
Date of Application: June 6, 1986
Date of Revision: April 13, 1987

Confirmed Municipal Address: 770 Bay Street
Nearest Intersection: west side south of College Street

Project Description: A 29 storey apartment building

Applicant	Agent	Architect
462230 Ontario Limited	Lily Blott Fejer	E. I. Richmond
101-7 St. Dennis Drive	2200-181 University Ave.	603-30 St. Clair Ave. W.
429-6555	365-6300	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 427-79, as amended
Historical Status: no
Site Plan Control: 239-87

PROJECT INFORMATION

Site Area: 2 170.1 m2
Frontage: 47.1 m
Depth: 45.9 m

Height: Storeys: 29
Metres: 76.2

Ground Floor: 1 246.4 m2
Residential GFA: 27 360.0 m2
Non-Residential GFA: 851.6 m2
Total GFA: 28 211.6 m2

	Indoor	Outdoor
Parking Spaces:	210	
Loading Docks:	2	

DWELLING UNITS

Tenure:	Condo
Bachelors:	28
1 Bedroom:	108
2 Bedroom:	162
Total:	298

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	27 360.0 m2	
Retail:	851.6 m2	
Parking & Loading:		8 380.3 m2

PROPOSED DENSITY

Residential Density: 12.61
Non-Residential Density: 0.39

Total Density: 13.0

COMMENTS

Alternate proposal - see also rezoning application 2150 - see page 2.10.

Status: Refer to rezoning application 2150.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 70

APPLICATION

Development Review:	x	Application Number:	2150
Rezoning:	x	Date of Application:	February 24, 1989
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 770 Bay St.
Nearest Intersection: west side of Bay between College and Hayter Streets

Project Description: A 28 storey residential building with retail at grade level

Applicant	Agent	Architect
462230 Ontario Limited	Lily Blott Fejer	E.I. Richmond
7 St. Dennis Dr. Ste.101	2200-181 University Ave.	603-30 St. Clair Ave. W.
429-6555	365-6300	961-1567

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CRL4.5U480
Height Limit:	76 m
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:L	239-86

PROJECT INFORMATION

Site Area:	2 169.4 m2	Height:	Storeys: 28
Frontage:	47.2 m		Metres: 79.2
Depth:	46.0 m		

			Indoor	Outdoor
Residential GFA:	25 656.0 m2	Parking Spaces:	196	
Non-Residential GFA:	376.8 m2	Loading Docks:	1	
Total GFA:	26 032.8 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	133
2 Bedroom	141
3 Bedroom	5
Total:	279

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	25 656.0 m2	
Retail:	376.8 m2	
Parking & Loading:		8 677.6 m2

PROPOSED DENSITY

Residential Density:	11.83	Total Density:	12.0
Non-Residential Density:	0.17		

COMMENTS

Alternate proposal - see also rezoning application 1930 - see page 2.9.

Status: Being processed
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 94

APPLICATION

Development Review:	x	Application Number:	1168
Rezoning:	x	Date of Application:	December 1, 1976
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 30 Bond St.
Nearest Intersection: west side of Bond St. between Queen St. E. & Shuter St.

Project Description: Hospital addition

Applicant	Agent	Architect
St. Michael Hospital	Mathers & Haldenby	same as agent
30 Bond St.	30 St. Clair Ave. W., Ste. 1100	
360-4000	924-9201	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	C1A L4 Z2.5
Height Limit:	54.8 m
Site Specific Provision:	754-77, 755-77, 358-78
Historical Status:	yes
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	13 255.9 m2	Height:	Storeys: 10+ 2 basements
Frontage:	171.3 m		
Depth:	irregular		

		Indoor	Outdoor
	Parking Spaces:	21	
Non-Residential GFA: 21 231.0 m2	Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN (Addition only)

Land Use	Above Grade	Below Grade
Hospital:	17 160.0 m2	4 071.0 m2
Mechanical:	4 396.0 m2	166.0 m2

APPROVED DENSITY (entire site)

Residential Density: 5.89 Total Density: 5.89

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 8

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387235
Date of Application: August 14, 1987
Date of Revision: February 13, 1989

Confirmed Municipal Address: 81 Bond St.
Nearest Intersection: east side at Dundas St. E.

Project Description: Crisis care centre for street youths (Covenant House)

Applicant	Agent	Architect
Covenant House Toronto	NORR Partnership Ltd.	same as agent
70 Gerrard St. E.	40 University Ave.	
593-4849	977-1266	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2U350
Height Limit:	46.0
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	1 688.3 m2	Height:	Storeys: 6 + penthouse + basement
Frontage:	47.1 m		Metres: 28.3
Depth:	35.8 m		

			Indoor	Outdoor
Ground Floor:	1 493.0 m2	Parking Spaces:	14	
Total GFA:	6 642.7 m2	Loading Docks:		

DWELLING UNITS

	Assisted
Rooms:	68
Total:	68

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	5 662.9 m2	979.8 m2
Parking & Loading:	52.6 m2	629.6 m2

APPROVED DENSITY

Total Density: 3.9

COMMENTS

Status: Council approval on October 5, 1989.
Data Valid: June 30, 1990 Planner: John Davidson Phone: 392-7862/7863

Map Ref. No.: 42

APPLICATION

Development Review:	x	Application Number:	1628
Rezoning:	x	Date of Application:	August 13, 1982
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 21 Carlton Street
Nearest Intersection: south side east of Yonge Street

Project Description: A mixed use tower on the Carlton St. part of the site with 14 freehold townhouses along Granby St.

Applicant	Agent	Architect
David Starkman &	Dennis Williams	Peter Farien
Beverly Black	Gardiner, Roberts	953A Eglinton Ave. E.
1716- 2 Carlton St.	927-7314/367-0620	425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA. MDMCRA, 11.146
Zoning District:	CR L2 U350
Height Limit:	46.0, 12.0
Site Specific Provision:	541-84
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	4 400.0 m2	Height:	Storeys: 21
Frontage:	85.5 m		
Depth:	irregular		
			Indoor / Outdoor
Ground Floor Area:	2 400.0 m2	Parking Spaces:	150
Total GFA:	33 800.0 m2		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	73
2 Bedroom:	14
Total:	87

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13 700.0 m2	
Office:	18 500.0 m2	
Retail:	1 200.0 m2	
Recreation:	400.0 m2	
Other:	1 300.0 m2	
Parking & Loading:		6 800.0 m2

APPROVED DENSITY

Residential Density:	3.2	Total Density:	7.7
Non-Residential Density:	4.5		

COMMENTS

Status: OPA approved by Minister. Rezoning by-law approved by OMB. Applicant is not proceeding with development at this time.

Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 53

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389003
Date of Application: January 5, 1989
Date of Revision: June 21, 1989

Confirmed Municipal Address: 67 College Street
Nearest Intersection: south side at Elizabeth Street

Project Description: Renovation and addition to existing historical building

Applicant	Agent	Architect
The Canadian Red Cross Society	McMillan, Binch	Parkin Arch. Ltd.
222 St. Patrick St.	P.O. Box 38, S. Tower	73 Laird Drive
974-9900	Royal Bank Plaza	467-8000
	865-7023	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: CR L5 U480
Height Limit: 76.0
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 905.0 m2
Frontage: 45.7 m
Depth: 41.7 m

Height: Storeys: 6 + basement
Metres:

			Indoor	Outdoor
Ground Floor:	1 797.0 m2	Parking Spaces:	0	5
Non-Residential GFA:	9 715.0 m2	Loading Docks:	3	
Total GFA:	9 715.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office/clinics/labs:	9 715.0 m2	
Utilities/storage:		1 455.0 m2
Parking & Loading:	234.0 m2	

APPROVED DENSITY

Non-Residential Density: 5.0 Total Density: 5.0

COMMENTS

Status: Council approval August 17, 1989.
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 54

APPLICATION

Development Review:	x	Application Number:	2249
Rezoning:	x	Date of Application:	May 14, 1990
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 76 Dundas St. E. and 266 Church St.
Nearest Intersection: north side of Dundas St. E. east of Bond St.
Project Description: To build a mixed use building for retail on ground and assisted housing above

Applicant	Agent	Architect
Victoria-Shuter Non-Profit Housing Corp.	Lantana Non-Profit Homes Corp.	Dunker Associates Arch.
10 Trinity Square	761 Queen St. W.	529 Palmerston Bl.
598-4521	366-3746	537-1001

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2U350
Height Limit:	18.0 m, 46.0 m
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	1 886.1 m2	Height:	Storeys: 16 + 3 basements
Frontage:	77.8 m		Metres: 44.3 m
Depth:	irregular		
			Indoor / Outdoor
Residential GFA::	10 862.1 m2	Parking Spaces:	138
Non-Residential GFA:	4 464.7* m2	Loading Docks:	
Total GFA:	15 326.8 m2		

DWELLING UNITS

Tenure:	Rental Assisted
Bachelors:	16
1 Bedroom:	44
2 Bedroom:	58
3+ Bedroom:	14
Total:	132

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10 862.1 m2	
Community Services:	661.2 m2	
Retail:	454.2 m2	
Utilities:	238.6 m2	
Parking & Loading:		4,487.1 m2

PROPOSED DENSITY

Residential Density:	5.75	Total Density:	8.1*
Non-Residential Density:	2.36		

COMMENTS

* Includes 4 010.5 m2 for Bond Place Hotel Parking.

Status: Being reviewed. This application supercedes previous rezoning application #2138.
Data Valid: June 30, 1990 Planner: John Davidson Phone: 392-7863/7860

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385128
Date of Application: August 23, 1985
Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West
Nearest Intersection: west side Bay St south of Dundas St. W

Project Description: A 450 room hotel development expansion of Eaton Centre Phase 2 with daycare facilities.

Applicant	Agent	Architect
Incorporated Synod Diocese of the City of Toronto 135 Adelaide St. E. 363-6021	Goodman & Goodman 20 Queen St. West 979-2211	Webb Zerafa Menkes Housden, 961-4111 95 St. Clair Ave. W. Zeidler Roberts 315 Queen St. W. 596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 708-82, 113-83 as amended
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Total GFA: 35 100.0 m2

Height: Storeys: 17

	Indoor	Outdoor
Parking Spaces:	184	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	500.0 m2	
Hotel:	33 600.0 m2	
Parking & Loading:		7 700.0 m2
Recreation:	1 000.0 m2	

APPROVED DENSITY

Total Density: Site Specific By-law 708-82 (as amended)

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1941
Date of Application: September 8, 1986
Date of Revision:

Confirmed Municipal Address: 1 Dundas Street West
Nearest Intersection: s/e corner of Dundas St W and Bay St

Project Description: Two office buildings with grade related retail.

Applicant
Cadillac Fairview Corp.
20 Queen St. West
598-8205

Agent
Goodman & Goodman
20 Queen St. West
979-2211

Architect
Webb Zerafa Menkes
Housden
95 St. Clair Ave. W.
961-4111
Zeidler Roberts
315 Queen St. W.
596-8300

PLANNING CONTROLS (For details refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.31
Zoning District: CR L4.5 U480
Height Limit: 122.5
Site Specific Provision: 708-82, 113-83
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6 609.0 m2
Total GFA: 139 236.0 m2

Height: Storeys: 45 and 34
Metres: 208 and 165

	Indoor	Outdoor
Parking Spaces:	515	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	138 619.0 m2	
Retail:	617.0 m2	
Parking & Loading:		19 041.0 m2
Util & Serv:	2 311.0 m2	

APPROVED DENSITY

Total Density: Part of Site Specific By-law for Eaton Centre

COMMENTS

Status: Final report July 3, 1987
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 11

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388147
Date of Application: August 4, 1988
Date of Revision: March 31, 1989

Confirmed Municipal Address: 1 Dundas St. West
Nearest Intersection: Yonge and Shuter - west side

Project Description: A 31 storey office tower addition to the Eaton Centre

Applicant	Agent	Architect
The Cadillac Fairw. Corp. 20 Queen St. W. 598-8200	Goodman & Goodman 3000-20 Queen St. W. 979-2211	Crang & Boake Arch. 85 Moatfield Dr. Don Mills 449-1203 Zielder Roberts 315 Queen St. W. 546-8300

PLANNING CONTROLS (For verification refer to Chief Building official)

Official Plan Designation:	Section 11.31
Zoning District:	CRL4.5U480
Height Limit:	76.0 m
Site Specific Provision:	By-law 887-78, as amended
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION (Office Addition Only)

Height: 31 storey office tower addition

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	75 960 m2	

APPROVED DENSITY

Part of Eaton Centre

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 100

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2155
Date of Application: March 2, 1989
Date of Revision:

Confirmed Municipal Address: **181-191 Dundas Street West & 63 Centre Ave.**
Nearest Intersection: south side of Dundas St. W., east of University Ave.

Project Description: Build a 17 storey mixed use building

Applicant	Agent	Architect
Dundas Centre Holdings Ltd.	Fraser & Beatty	Habash & Lam Architects
189 Dundas St. W.	1 First Cdn. Pl.	163 Queen St. E.
593-6790	863-4404	369-9925

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U150
Height Limit: 13.7 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 236.0 m2
Frontage: 36.4 m
Depth: irregular

Height: Storeys: 17 + 5 basements
Metres: 49.0

		Indoor	Outdoor
Ground Floor:	609.0 m2	Parking Spaces:	87
Residential GFA:	7 169.2 m2	Loading Docks:	2
Non-Residential GFA:	2 472.1 m2		
Total GFA:	9 641.3 m2		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	41
1 Bedroom + Den:	13
2 Bedroom:	28
Total:	82

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	7 169.2 m2	
Retail:	1 608.1 m2	
Restaurant:	864.0 m2	
Utilities:		1 225.3 m2
Parking & Loading:		4 901.2 m2

PROPOSED DENSITY

Residential Density: 5.8
Non-Residential Density: 2.0

Total Density: 7.8

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1990

Planner: Lyn Feldman

Phone: 392-7862/7215

Map Ref. No.: 106

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386161
Date of Application: August 27, 1986
Date of Revision:

Confirmed Municipal Address: 273 Dundas St. W.
Nearest Intersection: south west corner of Dundas St. W. & St. Patrick St.

Project Description: A 7-storey mixed use building

Applicant	Agent	Architect
Lee Tak Enterprises	Yip, Ridsdale Allen Arch.	same as agent
17 Patrick Blvd.	283 Spadina Ave.	
496-0939	593-0229	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CR L2 U200
Height Limit: 13.7 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 744.0 m2
Frontage: 30.4 m
Depth: irregular

Height: Storeys: 7 + 1 basements
Metres: 23.7

			Indoor	Outdoor
Ground Floor:	400.0 m2	Parking Spaces:	12	
Residential GFA:	600.0 m2	Loading Docks:	yes	
Non-Residential GFA:	1 376.0 m2			
Total GFA:	1 976.0 m2			

DWELLING UNITS

Tenure:	Condo
4 Bedroom:	3
Total:	3

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Retail:	400.0 m2	
Office:	976.0 m2	
Residential:	600.0 m2	
Utilities:	114.0 m2	119.8 m2
Parking & Loading:		390.2 m2

APPROVED DENSITY

Residential Density: 0.81
Non-Residential Density: 1.85
Total Density: 2.66

COMMENTS

Status: Council approval April 6, 1987
Data Valid: June 30 1990 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 103

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2183A
Date of Application: June 16, 1989
Date of Revision:

Confirmed Municipal Address: 100 Edward St.
Nearest Intersection: North side at Elizabeth St.

Project Description: To build a condominium apartment building (site "B")

Applicant	Agent	Architect
Smye Homes Ltd.	Lyons, Goodman, Iacono	E.I. Richmond Inc.
90 Tiverton Ct.	Smith & Berkow	30 St. Clair Ave. W.
Markham, Ontario	130 Adelaide St. W.	961-1567
477-7609	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 435.1 m2
Frontage: 48.9 m
Depth: 29.3 m

Height: Storeys: 23 + 4 basements
Metres: 65.3

			Indoor	Outdoor
Residential GFA:	16 666.0 m2	Parking Spaces:	149	
Non-Residential GFA:	555.2 m2	Loading Docks:		
Total GFA:	17 221.2 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	21
1 Bedroom:	177
2 Bedroom:	52
Total:	250

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	15 473.0 m2	
Res. Recr.:	1 193.0 m2	
Retail:	555.2 m2	
Parking & Loading:		5 734.0 m2

PROPOSED DENSITY

Residential Density: 11.6
Non-Residential Density: 0.4
Total Density: 12.0

COMMENTS

Part of a larger application connected to 636 Bay Street and 70 Edward St. - see page 2.2.

Status: Being processed.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 110

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389033
Date of Application: February 16, 1989
Date of Revision: July 21, 1989

Confirmed Municipal Address: 130 Elizabeth Street
Nearest Intersection: west side north of Dundas St. W.

Project Description: To renovate existing bus terminal building

Applicant	Agent	Architect
Gray Coach Line Ltd.	T.T.C.	Cole & Sherman
180 Dundas St. W.	1900 Yonge St.	Arch. & Engineers
979-3531	393-4000	2025 Sheppard Ave. E.
		491-4503

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L4.5 U480
Height Limit:	76.0 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	2 016.0 m2	Height:	Storeys: 1 + basements
Frontage:	38.6 m		Metres:
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	380.0 m2	Parking Spaces:		
Non-Residential GFA:	480.0 m2	Loading Docks:		
Total GFA:	480.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Utilities & Transportation:	380.0 m2	100.0 m2

APPROVED DENSITY

Non-Residential Density: .23 Total Density: .23

COMMENTS

Part of a larger application with 604 Bay St. - see page 2.1.

Status: Under construction.
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 47

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 385114
Date of Application: August 1, 1985
Date of Revision: February 18, 1986

Confirmed Municipal Address: 50 Gerrard Street East (Includes: 380 Church St., 56 Gerrard St. E)
Nearest Intersection: west of Church St.

Project Description: Mixed use building.

Applicant	Agent	Architect
80237 Canada Limited	Edward G. Pace	Martin Tse
404 - 234 Eglinton Ave. E.	95B Summerhill Avenue	
	482-2203	323-1803

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U150
Height Limit: 18.0
Site Specific Provision: 415-81
Historical Status: No
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 400.0 m2
Total GFA: 10 500.0 m2

Height: Storeys: 18

	Indoor	Outdoor
Parking Spaces:	82	

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	33
2 Bedroom:	41
3 Bedroom:	8
Total:	82

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8 800.0 m2	
Office:	700.0 m2	
Retail:	600.0 m2	
Recreation:	400.0 m2	
Parking & Loading:		2 300.0 m2
Other:	400.0 m2	

APPROVED DENSITY

Residential Density: 3.8
Non-Residential Density: 0.5

Total Density: 4.3

COMMENTS

Previous application No. 1499 and 34036. Committee of Adjustment variances granted. Project is subject to Rental Housing Protection Act.

Status: Council approval on October 23, 1985. Applicant is not proceeding with development at this time.

Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 63

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2124
Date of Application: September 19, 1988
Date of Revision: June 23, 1989

Confirmed Municipal Address: 87 Gerrard Street East
Nearest Intersection: Church, Gould and Mutual Streets

Project Description: New academic building, a two storey underground parking garage for Ryerson's use and University Open Space area.

Applicant	Agent	Architect
Ryerson Polytechnical Institute	Aird and Berlis	NORR Partnership Limited
350 Victoria Street	145 King St. E.	40 University Avenue
979-5058	364-1241	977-1266

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350 U0S
Height Limit: 13.7, 23.0, 46.0
Site Specific Provision: 97-80, 527-89
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 17 807.9 m2

Height: Metres: 19.75

			Indoor	Outdoor
Ground Floor:	4 351.0 m2	Parking Spaces:	150	
Total Institutional GFA:	11 408.0 m2			

APPROVED DENSITY

Calculated as part of the Ryerson By-law 97-80.

COMMENTS

See also Development Review application #389193 - see page 2.25.

Status: Under construction.
Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 63

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389193
Date of Application: November 13, 1989
Date of Revision:

Confirmed Municipal Address: 67 Gerrard St. E.
Nearest Intersection: south side west of Mutual St.
Project Description: To build a 14 storey student residence plus mech. penthouse on top of an already approved parking garage, linked below grade to institutional building currently under construction.

Applicant	Agent	Architect
Board of Gov. of Ryerson Polytechnical Institute 350 Victoria St. 979-5058	same as applicant	Jim Strasman Arch. 201-900 Dufferin St. 588-1800

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350;U0S
Height Limit: 23.0 m;46.0 m
Site Specific Provision: 527-89, 97-80
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 7 409.2 m2
Frontage: 104.6 m
Depth: 108.8 m
Ground Floor: 5 606.4 m2
Residential GFA: 17 865.8 m2
Non-Residential GFA: 11 408.0 m2
Total GFA: 29 273.8 m2

Height: Storeys: 14 + penthouse + 2 basements
Metres: 38.9
Indoor Outdoor
Parking Spaces: 150 (existing)

DWELLING UNITS

Tenure:	Rental Private
Rooms:	324
Bachelors:	6
1 Bedroom:	10
3+ Bedroom:	51
Total:	67

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	17 865.8 m2	
Institutional:	11 020.0 m2	388.0 m2
Parking & Loading:		5 458.0 m2

APPROVED DENSITY

Residential Density: 2.4
Non-Residential Density: 1.5
Total Density: 3.9

COMMENTS

See also Rezoning application 2124, p. 2.24.
Status: Under construction.
Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 59

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1551, 34002, 34003
Date of Application: July 30, 1981
Date of Revision: April 4, 1984

Confirmed Municipal Address: 33, 43 Gerrard Street West
Nearest Intersection: s/s west of Bay Street

Project Description: A 32,000 sq.m. addition to Chelsea Inn, 32,500 sq.m. office development at Bay/ Walton and 1,300 sq.m. office/retail buildng on Elm Street.

Applicant	Agent	Architect
Chelsea Inn 595-1975	Crang & Boake 85 Moatfield Drive Don Mills 449-1203	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, LDMCRA, Sec. 11.157
Zoning District: CR L4.5 U480
Height Limit: 76.0, 18.0
Site Specific Provision: 284-80, 440-85
Historical Status: see comments
Site Plan Control 239-86

PROJECT INFORMATION

Site Area: 12 100.0 m2
Total GFA: 127 000.0 m2

Height: Storeys: 26, 20

	Indoor	Outdoor
Parking Spaces:	596	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Chelsea Inn		
Hotel:	74 000.0 m2	
Bay/Walton		
Office:	32 500.0 m2	
Elm Street		
Office:	900.0 m2	
Retail:	400.0 m2	

APPROVED DENSITY

Non-Residential Density: 7.8 Total Density: 7.8

COMMENTS

Closing of part of Walton Street. Heritage easement agreement for 8-12 Elm Street

Status: Under construction
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 45

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1969
Date of Application: December 30, 1986
Date of Revision:

Confirmed Municipal Address: 300 Jarvis Street
Nearest Intersection: west side north of Gerrard St. E.

Project Description: A 16700 sq.m. residential building addition to the existing Essex Park Hotel.

Applicant	Agent	Architect
Polygrand Devel. Inc. 200-425 Queen St. W. 595-5902	Lyons Goodman Iacono Smith and Berkow 2000-130 Adelaide St. W. 869-0123	Page and Steele 110 Eglinton Ave. E. 485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, MDRA, Sec. 11.112
Zoning District:	CR L1 U350, R3 Z3 & Z4
Height Limit:	30.5, 12.0
Site Specific Provision:	725-81, 87-82, 298-88
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	4 200.7 m2
Frontage:	74.4 m
Depth:	irregular

Height: Storeys: 10
Metres: 50.4

		Indoor	Outdoor
Ground Floor:	1 232.0 m2	Parking Spaces:	142
Residential GFA:	11 030.0 m2		
Non-Residential GFA:	7 872.8 m2		
Total GFA:	18 902.8 m2		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	88
2 Bedroom:	36
Total:	124

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	11 030.0 m2	
Retail:	7 872.8 m2	801.0 m2
Open Space:	1 150.0 m2	

APPROVED DENSITY

Residential Density: 2.6
Non-Residential Density: 1.9
Total Density: 4.5

COMMENTS

300 Jarvis Street is designated as architecturally significant (223-88). Revisions to approved 1981 scheme.

Status: Under construction
Data Valid: June 30, 1990
Planner: Michael Mizzi
Phone: 392-7355/0013

Map Ref. No.: 46

APPLICATION

Development Review:	x	Application Number:	1979
Rezoning:	x	Date of Application:	February 11, 1987
O.P.A.:	x	Date of Revision:	October 8, 1987

Confirmed Municipal Address: 314 Jarvis Street
Nearest Intersection: west side south of Carlton Street

Project Description: Addition to historic mixed-use building

Applicant	Agent	Architect
Thyti Limited	same as architect	John Cowle
411A - 94 Cumberland St.		109 Queen St. E.
922-1585		363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, OPA 503
Zoning District:	CR L1 U350
Height Limit:	30.5
Site Specific Provision:	526-89
Historical Status:	listed
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	549.0 m2	Height:	Storeys: 6 + basement
Frontage:	14.5 m		
Depth:	38.1 m		

			Indoor	Outdoor
Ground Floor:	265.0 m2	Parking Spaces:		10
Residential GFA:	382.5 m2			
Non-Residential GFA:	1 509.3 m2			
Total GFA:	1 891.8 m2			

DWELLING UNITS

Tenure:	Rental
	Private
1 Bedroom:	4
Total:	4

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	382.5 m2	
Office:	1 509.3 m2	
Parking & Loading (at):	232.3 m2	

APPROVED DENSITY

Residential Density:	0.7	Total Density:	3.5
Non-Residential Density:	2.8		

COMMENTS

Status: Council approval on July 14, 1989 (LUC Rep. 18, Clause 2). Matter has been appealed to the OMB.

Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

Map Ref. No.: 113

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2220
Date of Application: January 8, 1990
Date of Revision: April 10, 1990

Confirmed Municipal Address: 40 Murray St.
Nearest Intersection: west side north of Elm St.

Project Description: To build addition to existing parking garage building for same uses

Applicant
The Ontario Cancer Institute
500 Sherbourne St.
924-0671

Agent
Housden, Henry, Louden
and Syron
2000-145 King St. W.
362-3411

Architect
Giffels Consulting
Engineers & Arch.
30 International Blvd.
Rexdale
675-5950

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area
Zoning District: CRL1U200;CRL2U150
Height Limit: 13.7
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 7 217.0 m2
Frontage: 106.6 m
Depth: irregular

Height: Storeys: 13 + 2 basements
Metres: 18.9 m

			Indoor	Outdoor
Ground Floor:	6 012.7 m2	Parking Spaces:	1489	12
Non-Residential GFA:	43 352.0 m2	Loading Docks:		
Total GFA:	43 352.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Parking & Loading:	37 434.0 m2	5 918.0 m2
Parking & Loading at grade:	278.7 m2	

PROPOSED DENSITY

Non-Residential Density: 6.0

Total Density: 6.0

COMMENTS

Status: Being processed.
Data Valid: July 12, 1990

Planner: Helen Coombs

Phone: 392-7339/7613

Map Ref. No.: #1

APPLICATION

Development Review:	x	Application Number:	1973
Rezoning:	x	Date of Application:	January 16, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **part of 30 Mutual St. & 88 Queen St. E.**
Nearest Intersection: east side north of Queen St. E. (the whole block)

Project Description: Mixed use primarily residential development

Applicant	Agent	Architect
Lily Blott Fejer	E.I. Richmond, Arch.	same as agent
181 University Ave., Ste. 2200	30 St. Clair Ave. W.	
365-6300	961-1567	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	S. 11.18/MDMCRA
Zoning District:	CR L2 U350
Height Limit:	46.0
Site Specific Provision:	By-law 742-79 as amended
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	9 959.0 m2	Height:	Storeys: 4-26 + 3 basements
Frontage:	171.5 m		Metres: 70.7
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	6 563.0 m2	Parking Spaces:	690	0
Residential GFA:	65 669.0 m2	Loading Docks:	5	
Non-Residential GFA:	6 710.0 m2			
Total GFA:	72 379.0 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	42
1 Bedroom:	687
2 Bedroom:	108
3+ Bedroom:	4
Total:	841

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	65 669.0 m2	
Office:	4 660.0 m2	
Retail:	2 050.0 m2	
Parking & Loading:		22 435.4 m2
Recreation Space:	14 715.0 m2	

PROPOSED DENSITY

Residential Density:	6.6	Total Density:	7.27
Non-Residential Density:	0.67		

COMMENTS

Status: Land Use Committee has requested further reports on the inclusion of assisted housing from the Commissioner of Planning and Development, May 11, 1988

Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 114

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2229
Date of Application: February 5, 1990
Date of Revision: August 13, 1990

Confirmed Municipal Address: 51A, 53 and 53A Mutual St.
Nearest Intersection: east side of Mutual St. between Shuter St. and Dundas St. East

Project Description: To build a 10 storey residential building

Applicant
Robert Truman & Assoc.
421 Eglinton Ave. W.
440-1205

Agent
same as applicant

Architect
Oleson Worland Arch.
76 Richmond St. E.
863-6373

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350
Height Limit: 46.0 m
Site Specific Provision: none
Historical Status: none
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 512.0 m2
Frontage: 15.7 m
Depth: 32.3 m

Height: Storeys: 10
Metres: 29.85 m

			Indoor	Outdoor
Ground Floor:	165.0 m2	Parking Spaces:		24
Residential GFA:	3 084.4 m2	Loading Docks:		
Total GFA:	3 084.4 m2			

DWELLING UNITS

Tenure	Condo
1 Bedroom:	19
2 Bedroom:	15
Total:	34

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3 084.4 m2	
Residential Recreation:	415.0 m2	

PROPOSED DENSITY

Residential Density: 6.02 Total Density: 6.02

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 50

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 389131
Date of Application: July 5, 1989
Date of Revision:

Confirmed Municipal Address: **81,83,85,87 Mutual Street**
Nearest Intersection: east side north of Shuter Street

Project Description: Eleven-storey condominium apartment building

Applicant	Agent	Architect
802147 Ontario Ltd.	Kirshenblatt Koman Assoc.	same as agent
80 Bloor St. W.	388 Mount Pleasant Rd.	
923-3341	485-4900	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 46.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 867.0 m2
Frontage: 31.1 m
Depth: 27.1 m

Height: Storeys: 8 + 4 basements
Metres: 24.4

			Indoor	Outdoor
Ground Floor:	450.0 m2	Parking Spaces:	49	
Residential GFA:	3 468.0 m2			
Total GFA:	3 468.0 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	49
Total:	49

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3 468.0 m2	
Parking & Loading:		3132.1 m2

APPROVED DENSITY

Residential Density: 4.0 Total Density: 4.0

COMMENTS

Status: Council approval December 14, 1989.
Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 55

APPLICATION

Development Review:	x	Application Number:	2135
Rezoning:	x	Date of Application:	November 28, 1988
O.P.A.:	x	Date of Revision:	March 6, 1990

Confirmed Municipal Address: **60, 90, 92, 94, 96, 100 Mutual St., 125, 143 Dundas St. E., 76 Shuter St., 95 Dalhousie St.**

Nearest Intersection: block bounded by Mutual, Dundas, Dalhousie & Shuter St.

Project Description: An apartment building complex

Applicant	Agent	Architect
M & C Dev. Inc.	Lyons Goodman Iacono	Young & Wright Arch.
P.O. Box 264, T.D. Centre	130 Adelaide St. W.	172 St. George St.
363-5100	869-0123	968-3522

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA/LDMCRA
Zoning District:	CRL2U350/CRL2U150
Height Limit:	18.0, 46.0 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 9 224.0 m2

Height: Storeys: 18 + 4 basements
Metres: 52.6 to roof

			Indoor	Outdoor
Residential GFA:	54 362.0 m2	Parking Spaces:	585	
Non-Residential GFA:	976.0 m2	Loading Docks:		
Total GFA:	55 338.0 m2			

DWELLING UNITS

Tenure:	Rental	
	Private	Assisted
Bachelors:	152	
1 Bedroom:	347	
2 Bedroom:	107	
3 Bedroom:	3	
Total:	609*	112**

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	54 362.0 m2	
Retail:	976.0 m2	
Parking & Loading:		19 021.3 m2

APPROVED DENSITY

Residential Density: 5.9
Non-Residential Density: 0.1
Total Density: 6.0

COMMENTS

* Site specific By-law to permit up to 620 units within same GFA

** Above figure assumes that land to accommodate 112 social housing units to be conveyed to the City.

Status: Council approval.
Data Valid: June 30, 1990 Planner: Raymond David Phone: 329-7862/7860

Map Ref. No.: 73

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 390007
Date of Application: January 8, 1990
Date of Revision: April 6, 1990

Confirmed Municipal Address: 130 Queen St. W.
Nearest Intersection: north east corner of University Ave. & Queen St. W.

Project Description: Addition to the Law Society of Upper Canada building

Applicant	Agent	Architect
NORR Partnership Ltd. 350 Bloor St. E. 929-0200	same as applicant	same as applicant

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	HDMCRA
Zoning District:	CRL4.5U480
Height Limit:	76.0 m
Site Specific Provision:	no
Historical Status:	listed
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	11 164.2 m2	Height:	Storeys: 6
Frontage:	150.7 m		Metres: 21.0 m
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	3 314.2 m2	Parking Spaces:		
Non-Residential GFA:	15 335.6 m2	Loading Docks:		
Total GFA:	15 335.6 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	3 420.4 m2	452.6 m2
Office:	8 601.1 m2	2 634.1 m2
Restaurant:		227.4 m2

APPROVED DENSITY

Non-Residential Density: 1.37 Total Density: 1.37

COMMENTS

Status: Approved by Council June 25, 1990
Data Valid: July 27, 1990 Planner: Leontine van Bruggen Phone: 392-7187/0423

Map Ref. No.: 102

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2093
Date of Application: July 12, 1988
Date of Revision:

Confirmed Municipal Address: **96 St. Patrick St.**
Nearest Intersection: west side of St. Patrick, south of Dundas St. West

Project Description: Build an 18-storey apartment hotel building

Applicant	Agent	Architect
Pageover Developments Ltd.	Aird & Berlis	Kirshenblatt Korman Assoc.
4800 Dufferin St.	145 King St. West	388 Mount Pleasant Rd.
661-9290	364-1241	485-4900

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CR L2 U350
Height Limit: 36.5 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 071.0 m2
Frontage: 55.1 m
Depth: 37.5 m

Height: Storeys: 18 + 3 basements
Metres: 50.4

			Indoor	Outdoor
Ground Floor:	1 922.3 m2	Parking Spaces:	165	
Residential GFA:	18 446.2 m2	Loading Docks:		
Non-Residential GFA:	1 500.6 m2			
Total GFA:	19 946.8 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	66
1 Bedroom:	166
2 Bedroom:	66
Total:	298

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	18 446.2 m2	
Office:	1 500.6 m2	
Parking & Loading:		6 072.0 m2

PROPOSED DENSITY

Residential Density: 8.9
Non-Residential Density: 0.73

Total Density: 9.63

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1990

Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 107

APPLICATION

Development Review:	x	Application Number:	2176
Rezoning:	x	Date of Application:	May 5, 1989
O.P.A.:	x	Date of Revision:	April 10, 1990

Confirmed Municipal Address: 121 St. Patrick St.
Nearest Intersection: east side of St. Patrick south of Dundas St. West

Project Description: To build a commercial/residential building. Two towers.

Applicant	Agent	Architect
718208 Ont. Inc.	J. M. Ayres	P. Turner
21 Tahoe Crt.	130 Adelaide St. W.	953A Eglinton Ave. E.
Don Mills	869-0123	425-2222

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA SE Spadina Part II
Zoning District:	CR L2 U350
Height Limit:	36.5 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION*

Site Area:	1 000.0 m2	Height:	Storeys: 9/12+ 3 basements
Frontage:	18.1 m		Metres: 35.6
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	469.0 m2	Parking Spaces:	32 + 6 tandem	
Residential GFA:	4 480.0 m2	Loading Docks:		1
Non-Residential GFA:	1 945.0 m2			
Total GFA:	6 425.0 m2			

DWELLING UNITS*

Tenure:	Condo
Bachelors:	13
1 Bedroom:	14
2 Bedroom:	22
Total:	49

FLOOR AREA BREAKDOWN*

Land Use	Above Grade	Below Grade
Residential:	4 480.0 m2	
Res. Recreation::	513.0 m2	
Office:	1 945.0 m2	
Parking & Loading:		1 040.5 m2
Utilities:	121.0 m2	448.0 m2

PROPOSED DENSITY*

Residential Density: Total Density:

COMMENTS

Status: *Awaiting revised application.
Data Valid: July 13, 1990 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 37

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1981
Date of Application: February 18, 1987
Date of Revision: January 19, 1988

Confirmed Municipal Address: **222 St. Patrick St., 153, 155 McCaul St.**
Nearest Intersection: south west corner of St. Patrick St. and Elm St.

Project Description: A 5 storey student residence containing 47 rooms annexed to the Toronto Institute of Medical Technology plus a recreational facility

Applicant	Agent	Architect
Toronto Inst. of Med. Tech.	Holden, Murdoch & Finlay	Bregman & Hamann
222 St. Patrick St.	First Cdn. Pl., #6100	481 University Ave.
596-3101	863-5620	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCRA
Zoning District: CRL1U200
Height Limit: 13.7 m
Site Specific Provision: none
Historical Status: none
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 3 100.7 m2
Frontage: 36.8 m
Depth: irregular

Height: Storeys: 15 + 3 basements
Metres:

			Indoor	Outdoor
Ground Floor:	2 223.0 m2	Parking Spaces	66	
Non-Residential GFA:	19 032.0 m2	Loading Docks:	1	
Total GFA:	19 032.0 m2			

DWELLING UNITS

Tenure:	Rental
	Private
Total:	47

FLOOR AREA BREAKDOWN Addition Only

Land Use	Above Grade	Below Grade
Hostel:	2 689.6 m2	910.0 m2

APPROVED DENSITY

Non-Residential Density: 6.1 Total Density: 6.1

COMMENTS

Status: Under construction
Data Valid: June 30, 1990

Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 105

APPLICATION

Development Review:	x	Application Number:	1698, 33059
Rezoning:	x	Date of Application:	July 13 & 14, 1983
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 172, 180, 190 Simcoe Street
Nearest Intersection: north west corner of Simcoe St. & Pullan Pl.

Project Description: 1700 sq.m. addition to office building.

Applicant	Agent	Architect
Canada Life Assur. Co.	McCarthy & McCarthy	
330 University Avenue	Toronto Dominion Centre	
597-1456	362-1812	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, Sec. 11.12
Zoning District:	CR L2 U350
Height Limit:	36.5 m
Site Specific Provision:	615-79, 827-85, 826-85
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 12 000.0 m2

Height: Storeys: 10
Metres: 42.0

			Indoor	Outdoor
Total GFA:	48 100.0 m2	Parking Spaces:	255	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	36 707.0 m2	
Parking & Loading:	11 400.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.0 Total Density: 4.0

COMMENTS

Status: Approvals received but no building permit application.
Data Valid: June 30, 1990 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 93

APPLICATION

Development Review:	x	Application Number:	1910a
Rezoning:	x	Date of Application:	February 11, 1986
O.P.A.:	x	Date of Revision:	June 9, 1987

Confirmed Municipal Address: 248 Simcoe Street
Nearest Intersection: west side south of Dundas Street West

Project Description: Two 14 storey residential towers

Applicant	Agent	Architect
Cityhome 112 Elizabeth St. 392-7941	same as applicant	John Cowle Arch. Inc. 109 Queen St. E. Toronto, Ontario 363-9343

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L2 U350
Height Limit:	36.5
Site Specific Provision:	171-88
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 361.0 m2	Height	Storeys:	13 + mezz. + basement	
Frontage:	18.4 m				
Depth:	73.8 m		Metres:	36.5	
				Indoor	Off Site
Ground Floor:	516.0 m2	Parking Spaces:		38	17
Residential GFA:	10 017.0 m2				
Total GFA:	10 017.0 m2				

DWELLING UNITS

Tenure:	Rental
	Assisted
Bachelors:	22
1 Bedroom:	31
2 Bedrooms:	42
3+ Bedrooms:	12
Total	107

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10 017.0 m2	
Parking & Loading:		1 356.0 m2

APPROVED DENSITY

Residential Density: 7.4 (801 uph) Total Density: 7.4 (801 uph)

COMMENTS

Agreement between owner of 248 Simcoe Street and 444 University Avenue and City under S. 36 of the Planning Act to convey this site to the City.

Status: Under construction

Data Valid: July 13, 1990 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 93

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1910/390041
Date of Application: February 11, 1986
Date of Revision: June 1, 1987

Confirmed Municipal Address: **438 University Ave. (Formerly 434, 444, 454 University Ave.)**
Nearest Intersection: s/w corner of University Ave. & Dundas St.W.

Project Description: A 19 storey commercial building with two levels of underground parking

Applicant
592423 Ontario Inc.
555 Richmond St. W., Ste. 900

Agent
Aird & Berlis
145 King St. W., Ste. 1500
364-1241

Architect
Omar, Yeung, Leonard,
Chui Architects & Assoc.
885 Don Mills Rd., Ste. 208
391-0808

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: 171-88
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 766.0 m2
Frontage: 71.3 m
Depth: irregular

Height Storeys: 19 + 3 basements
Metres: 77.0

			Indoor	Outdoor
Ground Floor:	1 520.0 m2	Parking Spaces:	179	
Non-Residential GFA:	27 660.0 m2	Loading Docks:	2	
Total GFA:	27 660.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	24 527.0 m2	
Retail:	3 133.0 m2	
Services:	4 321.0 m2	
Parking & Loading:		4 959.6 m2
TTC Connection:	44.0 m2	120.0 m2

APPROVED DENSITY

Non-Residential Density: 10.0 Total Density: 10.0

COMMENTS

Agreement between owner of 248 Simcoe Street and 444 University Avenue and the City under S. 36 of the Planning Act to convey 248 Simcoe Street to the City.

Status: Under construction. Application 390041 being processed to amend the development agreement.
Data Valid: July 10, 1990 Planner: Lori Martin Phone: 392-7339/7190

Map Ref. No.: 32

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388123
Date of Application: July 8, 1988
Date of Revision:

Confirmed Municipal Address: **525 University Avenue**
Nearest Intersection: at Elm Street

Project Description: To build an office building with retail on ground floor

Applicant	Agent	Architect
Univ./Elm Holding Ltd.	Goodman & Goodman	Page & Steele Arch.
1867 Alta Vista Dr.	20 Queen St.	110 Eglinton Ave. E.
Ottawa, Ontario	979-2211	485-9666
613-731-9013		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCR - Section 11.150
Zoning District: CR L4.5 U480
Height Limit: 62.0 m
Site Specific Provision: By-law 367-84
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 254.8 m2
Frontage: 32.9 m
Depth: 68.8 m

Height: Storeys: 14 + 4 basements
Metres: 54.8 m

			Indoor	Outdoor
Ground Floor:	996.0 m2	Parking Spaces:	184	
Non-Residential GFA:	18 048.0 m2			
Total GFA:	18 048.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	17 258.0 m2	
Retail:	790.0 m2	
Parking & Loading:		8 470.0 m2

APPROVED DENSITY

Non-Residential Density: 8.0 Total Density: 8.0

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7862/7215

Map Ref. No.: 61

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 386207
Date of Application: November 3, 1986
Date of Revision:

Confirmed Municipal Address: **555 University Avenue**
Nearest Intersection: s/e corner of University Ave. & Gerrard St. W.

Project Description: An eight-storey hospital use addition to hospital.

Applicant	Agent	Architect
Hospital for Sick Children 597-1500	Zeidler Roberts Arch. 315 Queen Street West 596-8300	same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QR L5 U480
Height Limit: 76.0
Site Specific Provisions:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 27 040.9 m2
Frontage: 123.4 m
Depth: irregular

Height: Storeys: 14 + 5 basements

Total GFA: 125 013.7 m2
(Existing & Proposed)

Parking Spaces: Indoor 963 Outdoor

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	Above Grade	Below Grade
Parking & Loading:		43 370.0 m2
Hospital:	56 210.0 m2	6 084.0 m2

APPROVED DENSITY

Non-Residential Density: 4.5 Total Density: 4.5

COMMENTS

Status: Under construction
Data Valid: June 30, 1990 Planner: Lyn Feldman Phone: 392-7762/7215

Map Ref. No.: 111

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 32114/32115
Date of Application: November 25, 1982
Date of Revision:

Confirmed Municipal Address: 600 University Ave.
Nearest Intersection: west side of University between Elm St. and College St.

Project Description: Phase 2 addition to Mount Sinai Hospital

Applicant	Agent	Architect
Mount Sinai Hospital 600 University Ave. 596-4200	Rosenberg, Smith, Paton, Hyman 350 Bay St. 863-1900	Mendelow Glazier Ghatalia 146 West Beaver Creek Rd. Thornhill, Ontario 731-2061

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional Area
Zoning District: QR L8 U480
Height Limit: 76.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 15 273.8 m2 (including 550 University)
Frontage: 185.0 m
Depth: irregular

Height: Storeys: 18
Metres: 84.4

		Indoor	Outdoor
Non-Residential GFA:	89 722.3 m2	Parking Spaces:	
Total GFA:	89 722.3 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN (Phase 2 addition only)

Land Use	Above Grade	Below Grade
Hospital:	7 869.0 m2	

APPROVED DENSITY

Non-Residential Density: 5.87 Total Density: 5.87

COMMENTS

Status: Under construction

Data Valid: June 30, 1990 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 72

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2127
Date of Application: October 7, 1988
Date of Revision: August 14, 1989

Confirmed Municipal Address: 620 University Avenue
Nearest Intersection: west side south of College Street

Project Description: New Princess Margaret Hospital

Applicant	Agent	Architect
The Ont. Cancer Institute	Houser, Henry	Zeidler, Roberts
500 Sherboune St.	2000-145 King St. W.	315 Queen St. W.
924-0671	362-3411	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Institutional District
Zoning District: QRL8U480
Height Limit: 76.0
Site Specific Provision: none
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 5 706.0 m2
Frontage: 68.4 m
Depth: 83.7 m

Height: Storeys: 19 + 3 basements
Metres: 92.0

Ground Floor: 4 893.0 m2
Non-Residential GFA: 82 791.0 m2
Total GFA: 82 791.0 m2

	Indoor	Outdoor
Parking Spaces:	To be located at 40 Murray St.	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	62 284.0 m2	2 468.0 m2
Office:	18 039.0 m2	9 216.0 m2
Utilities:	767.0 m2	

PROPOSED DENSITY

Non-Residential Density: 14.51 Total Density: 14.51

COMMENTS

Status: Final Report to Land Use Committee August 15, 1990.
Data Valid: July 19, 1990 Planner: Helen Coombs Phone: 392-7339/7613

Map Ref. No.: 119

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2260
Date of Application: June 20, 1990
Date of Revision:

Confirmed Municipal Address: **209 Victoria Street and 26 Shuter Street**
Nearest Intersection: East side of Victoria Street, north of Shuter Street.

Project Description: To construct an apartment building for 240 social housing units

Applicant
The Sisters of St. Joseph
for the Diocese of Toronto
Morrow Park, 3 777 Bayview Ave.
222-1101

Agent
Lyons & Goodman
(Fraser & Beatty)
120 Adelaide St. West
869-0123

Architect
Kelton & Lacka
Architects & Planners
300 North Queen St., Suite 107
Etobicoke
626-7277

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350
Height Limit: 46.0 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 2 462.7 m2
Frontage: 59.5 m
Depth: 41.6 m

Height: Storeys: 20 + 3 basements
Metres: 55.3 m

		Indoor	Outdoor
Residential GFA:	18 289.0 m2	Parking Spaces:	208
Non-Residential GFA:	239.0 m2	Loading Docks:	
Total GFA:	18 528.8 m2		

DWELLING UNITS

Tenure:	Rental
	Assisted
1 Bedroom:	120
2 Bedroom:	120
Total:	240

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	18 289.0 m2	
Retail:	239.8 m2	
Parking & Loading:		6 763.1 m2

PROPOSED DENSITY

Residential Density: 7.4
Non-Residential Density: 0.1
Total Denisty: 7.5

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1990

Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 97

APPLICATION

Development Review:	x	Application Number:	2046
Rezoning:	x	Date of Application:	December 23, 1987
O.P.A.:	x	Date of Revision:	April 28, 1989

Confirmed Municipal Address: **173, 177, 181, 185 Yonge Street and 8, 10, 12 Queen Street East**
Nearest Intersection: n/e corner of Yonge St. & Queen St. E.

Project Description: Office building with retail at grade that integrates the historic Bank of Montreal building into the new building

Applicant	Agent	Architect
Campeau Corporation	WZMH Architects	same as agent
40 King St. W.	95 St. Clair Ave. West	
868-6460	961-4111	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District,Sec.11-38,OPA 39,43,46,51,65
Zoning District:	CR L8 U400
Height Limit:	46 m
Site Specific Provision:	none
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 820.7 m2	Height:	Storeys: 17 + 3 basements
Frontage:	50.4 m		Metres: 72.3
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	1 960.0 m2	Parking Spaces:	105	
Non-Residential GFA:	33 846.4 m2	Loading Docks:	5	
Total GFA:	33 846.4 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	31 976.1 m2	
Retail:	1 160.4 m2	
Parking & Loading:		4 877.3 m2
Other:	709.9 m2	

PROPOSED DENSITY

Non-Residential Density: 12 Total Density: 12

COMMENTS

173 Yonge Street is designated (Bank of Montreal building)

Status: Application revised - being reviewed
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 40

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388101
Date of Application: September 6, 1988
Date of Revision: December 1, 1988

Confirmed Municipal Address: **384, 396, 404, 406, 444 Yonge St., 44 Gerrard St. W., 25 Hayter St., 715 Bay St.**
Nearest Intersection: Block bounded by College, Yonge, Gerrard, Bay St.

Project Description: To build a condominium project (Yonge Res. Liberties, Buildings IV, V, VI.)

Applicant	Agent	Architect
Toronto College Pk. Ltd.	Blake Cassels Graydon	J.Bodgan Assoc.Arch.
1900 - 777 Bay St.	Comm. Court West	306 Sherbourne St.
597-0126	863-2946	961-3416

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.43
Zoning District: CRL4.5U480
Height Limit: 76.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 49 819.0 m2
Frontage: 153.1 m
Depth: irregular

Height: Storeys: 22 + 3 basements
Metres: 47.6

			Indoor	Outdoor
Ground Floor:	3 354.7 m2	Parking Spaces:	307	
Residential GFA:	57 647.1 m2	Loading Docks:		
Non-Residential GFA:	1 909.7 m2			
Total GFA:	59 556.8 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	206
1 Bedroom:	294
2 Bedroom:	130
Total:	630

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	52 840.9 m2	
Residential Recreation:	3 259.4 m2	160.9 m2
Retail:	1 909.7 m2	
Warehouse:		1 385.9 m2
Ped. Walkway:	169.5 m2	
Parking & Loading:		9 982.1 m2

PROPOSED DENSITY

Density: Part of College Park

COMMENTS

Status: Being processed
Data Valid: June 30, 1990

Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 68

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388160
Date of Application: August 29, 1988
Date of Revision: June 1, 1989

Confirmed Municipal Address: **437, 441 Yonge Street**
Nearest Intersection: east side at Carlton Street

Project Description: An 18 storey mixed use building containing 243 condominium apt. and street-related retail.

Applicant	Agent	Architect
Lee Dev. Corp.	Goodman & Carr	Page & Steele
326 Sheppard Ave. E.	2300-200 King St. W.	110 Eglinton Ave. E.
733-1817	595-2404	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5 U480
Height Limit: 46.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 475.0 m2
Frontage: 65.5 m
Depth: irregular

Height: Storeys: 18 + 3 basements
Metres: 54.0

			Indoor	Outdoor
Ground Floor:	1 461.0 m2	Parking Spaces:	150	
Residential GFA:	18 064.0 m2	Loading Docks:	2	
Non-Residential GFA:	1 110.0 m2			
Total GFA:	19 174.0 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	30
1 Bedroom:	135
2 Bedroom:	78
Total:	243

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	18 064.0 m2	
Retail:	1 110.0 m2	
Utilities:		560.7 m2
Parking & Loading:		6 921.6 m2

APPROVED DENSITY

Residential Density: 7.3
Non-Residential Density: 0.5
Total Density: 7.8

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Michael Mizzi Phone: 392-7355/0013

MAP III

Legend

A	Under Construction
B	Building Permit Application
C	Development Review Report Approved by Council/Commissioner
D	Development Review Application
E	Site Specific By-Law Approved By O. M. B./Minister
F	Site Specific By-Law Approved By Council
G	Rezoning and /or O.P.A. Application

Map Ref. No.: 30

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389009
Date of Application: January 11, 1989
Date of Revision:

Confirmed Municipal Address: **105 Adelaide Street West**
Nearest Intersection: south side of Adelaide St. W. between York and Bay

Project Description: Make alterations and additions to an existing commercial building

Applicant	Agent	Architect
M & C Developments Inc.	Goodman and Goodman	Bregman & Hamann
2202 Eglinton Ave. E.	20 Queen St. W., Ste. 3000	481 University Ave.
759-6777	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CRL8U400
Height Limit:	None
Site Specific Provision:	By-law 47-80
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	2 285.6 m2	Height:	Storeys: 12
Frontage:	39.8 m		Metres: 48.2
Depth:	57.4 m		

			Indoor	Outdoor
Ground Floor:	991.4 m2	Parking Spaces:	78	
Non-Residential GFA:	22 847.2 m2	Loading Docks:		
Total GFA:	22 847.2 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	18 065.0 m2	
Retail:	1 017.0 m2	1 269.5 m2
Utilities:		1 297.8 m2
Parking & Loading:	2 495.7 m2	2 495.7 m2

APPROVED DENSITY

Total Density: Part of First Canadian Place

COMMENTS

Status: Under construction.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 3

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2251/2252
Date of Application: May 15, 1990
Date of Revision:

Confirmed Municipal Address: **40 Bay St. (Precinct 2 - Railway Lands)**
Nearest Intersection: west side north of Lakeshore Blvd. W.

Project Description: To remove the holding designation and zoning by-law amendments to permit the proposed development.

Applicant	Agent	Architect
40 Bay St. Holdings Ltd.	Goodman & Goodman	I.B.I. Group
c/o Trizec Eq Ltd.	3000-20 Queen St. W.	240 Richmond St. W.
320-595 Bay St.	979-2211	596-1930
593-6460		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	H(CRL8U750)
Height Limit:	137.0 m
Site Specific Provision:	612-85 (Railway Lands Zoning By-law)
Historical Status:	designated
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area: 17 264.0 m2

Height: Storeys: not available
Metres:

			Indoor	Outdoor
Residential GFA:	106 087.1 m2	Parking Spaces:	700	
Non-Residential GFA:	129 479.0 m2	Loading Docks:		
Total GFA:	235 566.1 m2			

DWELLING UNITS

Tenure:	Condo
Total:	1060

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	106 087.1 m2	
Office:	120 847.0 m2	
Retail:	8 632.0 m2	

PROPOSED DENSITY

Residential Density: 6.1
Non-Residential Density: 7.5

Total Density: 13.6

COMMENTS

Status: Application Received
Data Valid: June 30, 1990

Planner: Allen Appleby

Phone: 392-7449

Map Ref. No.: 92

APPLICATION

Development Review:	x	Application Number:	1986a
Rezoning:	x	Date of Application:	March 30, 1987
O.P.A.:	x	Date of Revision:	November 30, 1987

Confirmed Municipal Address: **159, 181, 189, 197, 199 Bay Street and 30, 32, 36, 38, 40, 42, 44 Yonge Street; 1, 3, 5, 9, 11, 15, 21, 25, 27 Wellington Street West; 10, 20, 26, 32 Front Street West**

Nearest Intersection: whole block bounded by Bay, Wellington, Yonge and Front

Project Description: A commercial complex with below grade facilities and incorporating some historical buildings - Phase I of BCE

Applicant	Agent	Architect
BCE Development Corporation	Goodman and Goodman	Bregman & Hamann
3850 Bank Tower, T-D Centre	3000 - 20 Queen St. W.	481 University Ave
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	Site Specific
Site Specific Provision:	44-88
Historical Status:	yes
Site Plan Control:	239-86

PROJECT INFORMATION Phase I

				Phase I	Phase II
Site Area:	21 815.0 m2	Height:	Storeys:	53 + 5 basements	43 + 5 basements
Frontage:	178.5 m2				
Depth:	irregular		Metres:	234.8	215.0
				Indoor	Outdoor
Ground Floor:	5 547.1 m2	Parking Spaces:		1 684	
Non-Residential GFA:	132 382.7 m2	Loading Docks:		8	
Total GFA:	132 382.7 m2				

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	2 016.4 m2	
Office:	121 285.3 m2	
Retail:	3 135.4 m2	5 945.6 m2
Ped. Walkway:	981.0 m2	131.9 m2
Services:	9 122.8 m2	4 064.4 m2
Parking & Loading:		35 019.1 m2

APPROVED DENSITY (Phases I & II)

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

Status: Under construction
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 92

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 1986b/388178
Date of Application: September 19, 1988
Date of Revision:

Confirmed Municipal Address: **159, 181, 189, 197, 199 Bay St., 30, 32, 36, 38, 40, 42, 44 Yonge St., 1, 3, 5, 9, 11, 15, 21, 25, 27 Wellington St. W., 10, 20, 26, 32 Front St. W**

Nearest Intersection: the whole block bounded by Bay, Yonge, Wellington and Front St. W.

Project Description: Phase II of B.C.E. Place

Applicant	Agent	Architect
BCE Dev. Corp.	Goodman & Goodman	Bregman & Hamann
3850 TD Bank Tower	20 Queen St. W.	481 University Ave.
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 137.2
Site Specific Provision: 44-88
Historical Status: yes
Site Plan Control: 239-86

PROJECT INFORMATION Phase I & II

Site Area: 21 815.0 m2
Frontage: 178.5 m
Depth: irregular

Phase I Height: Storeys: 53 + 5 basements
Metres: 234.8
Phase II Height: Storeys: 43 + 5 basements
Metres: 215.0

Ground Floor: 13 418.0 m2
Non-Residential GFA: 270 034.2 m2
Total GFA: 270 034.2 m2

	Indoor	Outdoor
Parking Spaces:	1684	
Loading Docks:	8	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	112 238.8 m2	
Retail:	4 161.0 m2	5 611.5 m2
Ped. Walkway:	4 122.0 m2	1 505.0 m2
Utilities:	16075.3 m2	2 538.6 m2
Parking & Loading:		32 338.5 m2

APPROVED DENSITY (Phase I & II)

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

Status: Under Construction
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 92

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 390054
Date of Application: April 18, 1990
Date of Revision:

Confirmed Municipal Address: **159, 181, 189, 197, 199 Bay St., 10, 20, 26, 32 Front St. West, 5, 9, 11, 15, 27, 21, 25 Wellington St. W., 30, 32, 36, 38, 40, 42, 44 Yonge St.**

Nearest Intersection: east side of Bay St. north of Front St. West

Project Description: To amend existing development agreements to add 3 typical office floors to PH II Tower #388178.

Applicant	**Agent**	**Architect**
BCE Development Corp.	Goodman & Goodman	Bergman & Hamann
3850 Bank Tower	20 Queen St. West	481 University Ave.
369-2300	979-2211	596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 137.2
Site Specific Provision: 44-88
Historical Status: Yes
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 21 815.0 m2
Frontage: 178.5 m
Depth: irregular

Height: Storeys: 56 + 5 basements
Metres: 208.1 m

		Indoor	Outdoor
Ground Floor:	13 418.0 m2	Parking Spaces:	1684
Non-Residential GFA:	277 840.6 m2	Loading Docks:	
Total GFA:	277 840.6 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	**Above Grade**	**Below Grade**
Office:	7 806.4 m2	

APPROVED DENSITY

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

Non-Residential GFA includes elevator areas which are not included in the density calculations.

Status: Council approval July 16, 1990
Data Valid: July 16, 1990 Planner: Blair Martin Phone: 392-7187/0425

Map Ref. No.: 44

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 2148
Date of Application: February 2, 1989
Date of Revision: May 2, 1990

Confirmed Municipal Address: 220 Bay Street
Nearest Intersection: west side at Wellington St. W.

Project Description: A commercial office building

Applicant	Agent	Architect
Regentor IC. Prop. Inc.	Stikeman, Elliott	Page & Steele
1100-350 Bay St.	Commerce Court W. 13 Fl.	110 Eglinton Ave. E.
364-7800	869-5665	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: none
Site Specific Provision: none
Historical Status: none
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 784.9 m2
Frontage: 18.9 m
Depth: 34.4 m

Height: Storeys: 15 + 3 basements
Metres: 65.9 m

			Indoor	Outdoor
Ground Floor:	650.3 m2	Parking Spaces:	72	
Non-Residential GFA:	9 418.7 m2	Loading Docks:		
Total GFA:	9 418.7 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	8 736.7 m2	
Retail:	524.1 m2	157.9 m2
Warehouse:		627.0 m2
Utilities:	577.5 m2	
Parking & Loading:		1 569.8 m2

PROPOSED DENSITY

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

*Site area includes remaining portion of Mincing Lane.

Status: Application revised
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 80

APPLICATION

Development Review:	x	Application Number:	2005
Rezoning:	x	Date of Application:	June 6, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **222, 226, 230, 232 Bay Street and part of Mincing Lane closed**
Nearest Intersection: w/s north of Wellington St. W

Project Description: Office building to incorporate a design exchange in the old Toronto Stock Exchange

Applicant	Agent	Architect
Toronto-Dominion Centre 5500 T-D Tower 982-8222	Goodman & Goodman 3000 - 20 Queen St. W. 979-2211	Bregman and Hamann & Scott Associates 481 University Ave. 596-2299/971-5200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	none
Site Specific Provision:	207-88, 946-88
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 053.8 m2	Height:	Storeys: 31 + 3 basements
Frontage:	50.5 m		Metres: 133.5
Depth:	irregular		
			Indoor / Outdoor
Ground Floor:	1 693.4 m2	Parking Spaces:	48
Non-Residential GFA:	51 252.2 m2		
Total GFA:	51 252.2 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Institutional:	3 834.9 m2	
Office:	46 332.2 m2	
Retail:		526.8 m2
Parking & Loading:		558.3 m2

APPROVED DENSITY

Non-Residential Density: 11.9 Total Density: 11.9

COMMENTS

232 Bay Street, the old Toronto Stock Exchange, is designated. Density calculations include 55 and 77 King St. W., and 100 Wellington St. W.

Status: Under construction
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 56

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1839
Date of Application: April 22, 1985
Date of Revision: December 6, 1985

Confirmed Municipal Address: 304, 320 Bay Street
Nearest intersection: s/w corner of Bay St. and Adelaide St. W.

Project Description: Addition to office building.

Applicant	Agent	Architect
BCE Realty Inc.	Blake, Cassels & Graydon	Bregman & Hamann
3850 Bank Tower	P.O. Box 25	481 University Ave.
T-D Centre	Commerce Court W.	596-2299
369-2300	863-2400	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District, Sec. 11.29
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision: 34-76
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 100.0 m2
Total GFA: 28 800.0 m2
Height: Storeys: 19

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	Above Grade	Below Grade
Office:	7 435.0 m2	

APPROVED DENSITY

Non-Residential Density: 13.8
Total Density: 13.8

COMMENTS

320 Bay Street is designated

Status Under construction
Data Valid: June 30, 1990

Planner: Anne Milchberg
Phone: 392-7862/7216

APPLICATION

Ref Map. No.: 99

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387240
Date of Application: September 24, 1987
Date of Revision: May 4, 1988

Confirmed Municipal Address: 1 Church Street
Nearest Intersection: east side south of Wilton Street

Project Description: An extension to municipal Carpark No. 43

Applicant
The Parking Authority
33 Queen Street East
393-7275

Agent
same as applicant

Architect
same as agent

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDRA
Zoning District: C.3 V.4
Height Limit: 16.0
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 6 032.0 m2
Frontage: 46.8 m
Depth: 139.4 m

Height: Storeys: 6

Ground Floor: 4 800.0 m2
Non-Residential GFA: 28 340.0 m2
Total GFA: 28 340.0 m2

Parking Spaces:	Indoor	Outdoor
Loading Docks:	945	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Services:	744.0 m2	
Parking & Loading:	27 596.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.7

Total Density: 4.7

COMMENTS

Status: Under construction
Date: June 30, 1990

Planner: Helen Bulat

Phone: 392-7335/7573

Map Ref. No.: 104

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2160
Date of Application: March 22, 1989
Date of Revision: July 20, 1989

Confirmed Municipal Address: 1, 1A Church St. and Wilton St. closed
Nearst Intersection: east side of Church St. south of The Esplanade, east and west of Market Street.
Project Description: To build 526 rental apartment units.

Applicant	Agent	Architect
City of Tor. Housing Dept.	same as applicant	M. Spaziani
112 Elizabeth St.		14 Verral Ave.
392-6613		778-4060

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA;MDRA
Zoning District: C.3 V.4
Height Limit: 16.8 m
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

*Site Area 12 865.5 m2
Frontage: 65.0 m
Depth: irregular

Height: Storeys: 12 + basement
Metres:

		Indoor	Outdoor
Ground Floor:	4 869.3 m2	Parking Spaces:	192
Residential GFA:	48 500.3 m2	Loading Docks:	2 type B
**Non-Residential GFA:	2 080.0 m2		1 type G
Total GFA:	50 580.3 m2		

* Site Area includes part of the Wilton St. road allowance, all of 1A Church St. located east and west of Market St. Municipal car park No. 43 and the adjacent service lane is excluded.
** Non-residential includes retail, office and daycare space.

DWELLING UNITS

Tenure:	Rental Assisted
1 Bedroom:	315
2 Bedroom:	151
3 Bedroom:	54
4 Bedroom:	6
Total:	526

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	48 500.3 m2	
Retail.:	1 700.0 m2	
Parking:		6 242.9 m2
Res. Recr.:	2 028.0 m2	
Daycare:	380.0 m2	

PROPOSED DENSITY

Residential Density: 3.8
Non-Residential Density: 0.16
Total Density: 3.96

COMMENTS

Status: Application revised.
Data Valid: June 30, 1990 Planner: Helen Bulat Phone: 392-7335/7573

Map Ref. No.: 87

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389142
Date of Application: July 14, 1989
Date of Revision:

Confirmed Municipal Address: **77, 81, 85 Front St. E.**
Nearst Intersection: south side west of Market St.

Project Description: To build new condominium project incorporating historical buildings

Applicant	Agent	Architect
77-85 Front St. Dev. Ltd.	Diamond, Fairbairn & Steinberg	T. Altosaar
30 St. Clair Ave. W.	2000 - 393 University Ave.	Bergman & Hamann
921-6080	971-7000	481 University Ave.
		596-2299

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL2U350;CRL1U350
Height Limit: 22.9 m
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area 4 304.2 m2
Frontage: 50.9 m
Depth: irregular

Height: Storeys: 12 + 3 basements
Metres: 28.5

			Indoor	Outdoor
Ground Floor:	2 854.3 m2	Parking Spaces:	158	
Residential GFA:	16 396.5 m2	Loading Docks:		
Non-Residential GFA:	5 335.0 m2			
Total GFA:	21 731.5 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	56
2 Bedroom:	86
3 Bedroom:	2
Total:	144

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	16 396.5 m2	
Office.:	3 813.2 m2	
Retail:	1 521.8 m2	
Parking & Loading:		8 137.3 m2

PROPOSED DENSITY

Residential Density: 3.8
Non-Residential Density: 1.2

Total Density: 5

COMMENTS

Replace previous rezoning application 2069.

Status: Being reviewed.
Data Valid: June 30, 1990

Planner: John Davidson Phone: 392-7862/7863

Map Ref. No.: 64

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388097
Date of Application: June 6, 1988
Date of Revision:

Confirmed Municipal Address: **230 Front Street West**
Nearest Intersection: north side at Simcoe Street

Project Description: CBC Broadcast Centre on the western portion of the Broadcast Centre block

Applicant
Canadian Broadcasting Corp.
550, Terminal A
975-3300

Agent
Goodman & Goodman
20 Queen St.W.
979-2211

Architect
Bregman and Hamann Box
& Scott Associates
481 University Ave.
596-2299/971-5200

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.0
Site Specific Provision: 637-88
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 37 733.0 m2
Frontage: 290.8 m
Depth: irregular

Height: Storeys: 12 + 4 basements
Metres: 70.7

			Indoor	Outdoor
Ground Floor:	11 835.9 m2	Parking Spaces:	580	
Non-Residential GFA:	112 119.7 m2	Loading Docks:		
Total GFA:	112 119.7 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Warehouse:		34 061.6 m2
Industrial:	112 119.7 m2	
Parking & Loading:		18 858.7 m2

APPROVED DENSITY

Entire block, as rezoned, has overall density of 9.7.

COMMENTS

Rezoning approved. See also page 3.11 for description of Phase 2 Development.

Status: Under construction
Data Valid: June 30, 1990

Planner: Anne Milchberg

Phone: 392-7862/7216

Map Ref. No.: 64

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 390026
Date of Application: February 16, 1990
Date of Revision:

Confirmed Municipal Address: **230 Front St. W., C.B.C. Complex Ph. II**
Nearst Intersection: north side west of Simcoe St., the whole block

Project Description: Mixed use project on the eastern portion of the CBC site

Applicant	Agent	Architect
The C.B.C., The Cadillac	Goodman & Goodman	Kohn Pedersen Fox
Fairview Corp. Ltd.	3000-20 Queen St. W.	NORR Partnership Ltd.
Bramalea Ltd.	979-2211	Rafael & Bigauskas Arch.
3000-20 Queen St. W. 598-8200		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA, Sec. 11.117
Zoning District: CRL4.5U480
Height Limit: 76.0 m
Site Specific Provision: 637-88
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area 37 733.6 m2
Frontage: 290.8 m
Depth: irregular

Height: Storeys: 51 + mezzanine + penthouse + 5 basements
Metres: 160.0 m

		Indoor	Outdoor
Residential GFA:	66 869.4 m2	Parking Spaces:	1298
Non-Residential GFA:	185 744.3 m2	Loading Docks:	
Total GFA:	252 613.7 m2		

DWELLING UNITS

Tenure	Condo
1 Bedroom:	119
2 Bedroom:	202
3+ Bedroom:	18
Total:	339

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	66 869.4 m2	
Daycare.:	743.2 m2	
Office:	145 047.5 m2	
Retail:	24 560.0 m2	
Hotel:	13 906.7 m2	
Retail Recreation:		2 230.0 m2
Parking & Loading:		42 204.5 m2

APPROVED DENSITY

Total Density: 9.7

COMMENTS

Status: Rezoning approved. Development Review application under review.
See also page 3.12 for description of CBC Broadcast Centre.

Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

APPLICATION

Development Review:
Rezoning: x
O.P.A.: x

Application Number: 1773
Date of Application: August 2, 1984
Date of Revision:

Confirmed Municipal Address: 20 Harbour Street
Nearest Intersection: north of Harbour Street, between Yonge and Bay Streets

Project Description: Commercial/retail/office complex (World Trade Centre)

Applicant	Agent	Architect
York Hanover Dev. Ltd.	Lily, Blott, Fejer	Zeidler, Roberts Partnership
910 - 2 First Canadian Place	181 University Ave., Ste. 2200	315 Queen St. W.
864-0164	365-6300	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
Zoning District: C.1 V.1
Height Limit:
Site Specific Provision: 42-87
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 16 146.0 m2
Frontage: 173.4 m
Depth: irregular

Height: Storeys: 26 + 3 Basements & Mech

	Indoor	Outdoor
Parking Spaces:	496	
Loading Docks:		

Ground Floor: 5 827.0 m2
Non-Residential GFA: 125 869.0 m2
Total GFA: 125 869.0 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	100 078.0 m2	
Retail:	12 777.0 m2	
Parking & Loading:	13 014.0 m2	9 392.5 m2

APPROVED DENSITY

Total Density: Site Specific By-law 42-87

COMMENTS

See also 60 Harbour Street and 30 Bay Street, application no. 387160 - page 3.15.
See also 10 Yonge Street, application no. 387068, page 3.41.

Status: Official Plan and Rezoning approved - Development Agreement pending.

Data Valid: June 30, 1990 Planner: Allen Appleby Phone: 392-7449

Map Ref. No.: 39

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387160
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: 60 Harbour Street and 30 Bay Street
Nearest Intersection: n/w corner of Harbour & Bay streets
Project Description: Commercial/retail/office complex (World Trade Centre)

Applicant	Agent	Architect
Camrost Development Corp	Lily, Blott, Fejer	Zeidler, Roberts Partnership
4950 Yonge St., Ste. 904	181 University, Ste. 2200	315 Queen St. W.
229-5886	365-6300	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre
Zoning District: C.1 V.1
Height Limit:
Site Specific Provision: 42-87
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 7 373.0 m2
Frontage: 94.2 m
Depth: irregular

Height: Storeys: 28 + 2 Basements & Mech
Metres: 123.6

	Indoor	Outdoor
Parking Spaces:	215	
Loading Docks:	4	

Ground Floor: 2 996.4 m2
Non-Residential GFA: 69 481.7 m2
Total GFA: 69 481.7 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Daycare:	455.0 m2	
Office:	53 253.0 m2	445.0 m2
Retail:	487.5 m2	
Public Gal.:	536.0 m2	
Services:	3 439.7 m2	144.0 m2
Parking & Loading:	250.5 m2	10 498.1 m2

APPROVED DENSITY

Total Density: Site SpecificBy-law 42-87

COMMENTS

60 Harbour Street is listed. See also 20 Harbour Street, application no. 1773, page 3.14. See also 10 Yonge Street, application no. 387068, page 3.41.

Status: Building Permit Application
Data Valid: June 30, 1990 Planner: Allen Appleby Phone: 392-7449

Map Ref. No.: 22

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2056
Date of Application: January 18, 1988
Date of Revision:

Confirmed Municipal Address: 37 King Street East
Nearest Intersection: south side at Victoria Street

Project Description: King Edward Hotel - alteration and new residential construction

Applicant	Agent	Architect
Brisbin,Brook,Beynon Arch.	Blake,Cassels & Graydon	same as applicant
20 Duncan Street	Box 25, Commerce Crt. W.	
591-8999	863-2452	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.2 m
Site Specific Provision:
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4 547.0 m2
Frontage: 75.2 m
Depth: 60.3 m

Height: Storeys: 20 + basement

		Indoor	Outdoor
Ground Floor:	4 280.8 m2	Parking Spaces:	24 (off-site)
Residential GFA:	4 420.3 m2	Loading Docks:	
Non-Residential GFA:	39 663.2 m2		
Total GFA:	44 083.5 m2		

DWELLING UNITS

Tenure:	Rental
	Private
1 Bedroom:	28
2 Bedroom:	2
Total:	30

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	4 420.3 m2	
Office:	10 126.1 m2	
Retail:	1 411.0 m2	
Hotel:	26 082.3 m2	2 043.8 m2
Services:	2 511.9 m2	2 675.5 m2
Parking & Loading:		18.6 m2

PROPOSED DENSITY

Residential Density: .97
Non-Residential Density: 8.72

Total Density: 9.7

COMMENTS

Status: Preliminary Report, applicant not proceeding
Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 89

APPLICATION

Development Review:	x	Application Number:	2006
Rezoning:	x	Date of Application:	June 11, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: 70, 92 King St. E., 10 Court St.
Nearest Intersection: n/w corner of King E. and Church Streets

Project Description: Mixed use development

Applicant	Agent	Architect
Citicom Inc.	Walker, Poole, Milligan	Brisbin Brooke Beynon
56 Temperance St.	301 - 2040 Yonge Street	20 Duncan St.
868-0773	480-2040	591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCR
Zoning District:	CR L4.5 U480
Height Limit:	S. 12.1(80) ZB
Site Specific Provision:	653-87
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	5 197.0 m2	Height:	Storeys: 15, 17 + 3 basements
Frontage:	109.3 m		
Depth:	47.5 m		Metres: 59.0
			Indoor / Outdoor
Ground Floor:	2 647.9 m2	Parking Spaces:	321
Residential GFA:	16 307.8 m2		
Non-Residential GFA:	32 184.9 m2		
Total GFA:	48 492.7 m2		

DWELLING UNITS

Tenure:	Rental
	Private
1 Bedroom:	120
2 Bedrooms:	92
Total	212

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	16 307.8 m2	
Office:	30 211.1 m2	
Warehouse:		455.1 m2
Parking & Loading:		9 748.6 m2
Retail:	1 973.8 m2	

APPROVED DENSITY

Residential Density:	3.14	Total Density:	9.33
Non-Residential Density:	6.19		

COMMENTS

Conveyance of park to City and improvements fund endowment. City park design competition to be held in 1990.

Status: Under construction
Data Valid: June 30, 1990 Planner: Anne Milchberg (City Park) Phone: 392-7862/7216

Map Ref. No.: 12

APPLICATION

Development Review:	x	Application Number:	1390
Rezoning:	x	Date of Application:	January 15, 1979
O.P.A.:	x	Date of Revision:	October 21, 1983

Confirmed Municipal Address: **101 King Street East (includes:101 King St. E.; 54,56, 60,70 Colborne St.)**
Nearest Intersection: south west corner of King St. E. and Church streets

Project Description: Mixed use condominium

Applicant	Agent	Architect
Percy Weinstein et al	Weir and Foulds	
781-2266	595-1595	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA, Sec. 11.130
Zoning District:	CRL2 U350
Height Limit:	23.0
Site Specific Provision:	522-84
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 711.9 m2	Height:	Storeys: 9	
Total GFA:	11 127.6 m2			
			Indoor	Outdoor
		Parking Spaces:	65	

DWELLING UNITS

Tenure:
Units Unspecified

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3 424.0 m2	
Office:	7 164.0 m2	
Retail:	540.0 m2	
Parking & Loading:		1 500.0 m2
Other:	1 100.0 m2	

APPROVED DENSITY

Residential Density:	2.0	Total Density:	6.5
Non-Residential Density:	4.5		

COMMENTS

Status: Council approval. Applicant not proceeding.
Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 67

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2134
Date of Application: November 10, 1988
Date of Revision: February 20, 1989

Confirmed Municipal Address: 103, 107, 109 King St. East
Nearest Intersection: south side at Church Street
Project Description: A mixed commercial/residential building; partial retention of historic structure along King Street face (west lot)

Applicant
Equifund York Dev. Ltd.
125 King St. E.
361-5000

Agent
Borden & Elliott
Scotia Plaza, 40 King St. W.
367-0226

Architect
Kuwabara, Payne, McKenna, Blumberg
322 King St. W.
977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCA
Zoning District: CRL2 U350
Height Limit: 22.9
Site Specific Provision: none
Historical Status: yes
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 701.0 m2
Frontage: 23.7 m
Depth: 29.2 m

Height: Storeys: 7 + 2 basements
Metres: 22.9

		Indoor	Outdoor
Ground Floor:	404.0 m2	Parking Spaces:	30
Residential GFA:	3 192.0 m2	Loading Docks:	
Non-Residential GFA:	404.0 m2		
Total GFA:	3 596.0 m2		

DWELLING UNITS

Tenure:	Rental Private
1 Bedroom:	18
2 Bedroom:	11
3 Bedroom:	1
Total:	30

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	3 192.0 m2	
Retail:	404.0 m2	
Parking & Loading:		1 396.6 m2

APPROVED DENSITY

Residential Density: 428.0 uph
Non-Residential Density: 0.53
Total Density: 4.6

COMMENTS

Total density calculation excludes the historic building. See also 139, 143, 147, 151 King St. E. - page 3.20.

Status: Council approval on January 8, 1990.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 67

APPLICATION

Development Review:	x	Application Number:	2134
Rezoning:	x	Date of Application:	November 10, 1988
O.P.A.:	x	Date of Revision:	February 20, 1989

Confirmed Municipal Address: 139, 143, 147, 151 King St. East
Nearest Intersection: south side at Market Lane

Project Description: A commercial building (east lot) incorporating historic buildings.

Applicant	Agent	Architect
Equifund York Dev. Ltd. 125 King St. E. 361-5000	Borden & Elliott Scotia Plaza, 40 King St. W. 367-6226	Kuwabara, Payne, McKenna Blumberg 322 King St. W. 977-5104

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2 U350
Height Limit:	22.9
Site Specific Provision:	none
Historical Status:	yes
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 488.0 m2	Height:	Storeys: 5 + 2 basements
Frontage:	105.9 m		Metres: 21.9
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	690.0 m2	Parking Spaces:	68	
Non-Residential GFA:	5 960.0 m2	Loading Docks:		
Total GFA:	5 960.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	5 270.0 m2	
Retail:	690.0 m2	
Parking & Loading:		2 976.0 m2

APPROVED DENSITY

Non-Residential Density: 4.01 Total Density: 4.01

COMMENTS

See also 103, 107, 109 King St. East - page 3.19.

Status: Council approval on Jan. 8, 1990.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 62

APPLICATION

Development Review:
Rezoning: x
O.P.A.:

Application Number: 2151
Date of Application: February 24, 1989
Date of Revision: February 16, 1990

Confirmed Municipal Address: 5 King Street W.
Nearest Intersection: south west side of Yonge St. & King St. W.

Project Description: A 40 storey residential building with three levels of parking above and 3 levels below grade.

Applicant	Agent	Architect
Black Fan Developments Inc. 401 Champagne Dr. #10 630-5002	Lyons, Goodman, Iacono, Smith & Berkow 130 Adelaide St. W.,#2000 869-0123	Klein Architects 344 Dupont St. Suite 402 926-8285

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CRL8 U400
Height Limit:	none
Site Specific Provision:	none
Historical Status:	listed
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	460.0 m2	Height:	Storeys: 40 + 3 basements
Frontage:	9.1 m		Metres: 129.3
Depth:	51.7 m		

			Indoor	Outdoor
Ground Floor:	330.0 m2	Parking Spaces:	47	
Residential GFA:	17 388.5 m2	Loading docks:		
Total GFA:	17 388.5 m2			

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	40
3 Bedroom:	15
Total:	55

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	17 388.5 m2	
Residential Recreation:	336.0 m2	
Parking & Loading:	975.5 m2	812.9 m2

APPROVED DENSITY

Residential Density: 1200 uph Total Density: 1200 uph

COMMENTS

Status: Council approval May 8, 1990.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 85

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2103
Date of Application: August 16, 1988
Date of Revision: January 23, 1989

Confirmed Municipal Address: **255, 275 King Street West**
Nearest Intersection: south side east of John St.

Project Description: Metro Hall, 2 buildings for Marathon and a large open space.

Applicant	Agent	Architect
Marathon Realty Co. 40 University Ave. 977-1400	Blake, Cassels Commerce Court W. 863-2947	Brisbin-Brook Beynon Arch. 20 Duncan St. 591-8999

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C.3 V.3
Height Limit: 76.0 m
Site-Specific Provision: Section 11.12, By-law 674-76

PROJECT INFORMATION

Site Area: 28 569.9 m2
Frontage: 418.4 m
Depth: irregular

Height: Storeys: 27 + 4 basements
Metres: 128.0

			Indoor	Outdoor
Non-Residential GFA:	124 121.0 m2	Parking Spaces:	1 413	
Total GFA:	124 121.0 m2	Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	121 936.0 m2	
Retail:		2 185.0 m2
Parking & Loading:		49 329.9 m2
Community Services:	770.0 m2	

APPROVED DENSITY

Non-Residential Density: 4.5 Total Density: 4.5

COMMENTS

Status: Under construction
Data Valid: June 30, 1990 Planner: Tom Keefe Phone: 392-7355/0074

Map Ref. No.: 109

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389125
Date of Application: June 27, 1989
Date of Revision: May 24, 1990

Confirmed Municipal Address: **36 and 50 Lombard St.**
Nearest Intersection: north side east of Victoria St.
Project Description: To build a mixed use development containing 26 storeys of residential uses and a 7 storey building containing office, retail and a community services office.

Applicant	Agent	Architect
Lombard Tower Dev. Ltd.	Wallman Clewes Bergman Arch.	same as agent
555 - 33 City Centre Dr.	421 Eglinton Ave. E.	
Mississauga	483-8045	
566-1858		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.2
Site Specific Provision: no
Historical Status: no
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 374.9 m2
Frontage: 57.4 m
Depth: irregular

Height: Storeys: 26 storey + 7 storey + mechanical + 4 basements
Metres: 69.2 m

			Indoor	Outdoor
Non-Residential GFA::	1 760.3 m2	Parking Spaces:	109	
Residential GFA:	10 342.4 m2	Loading Docks:	3	
Community Ser. GFA:	1 099.9 m2			
Total GFA:	13 202.6 m2			

DWELLING UNITS

Tenure:	Condo
Bachelors:	12
1 Bedroom:	47
2 Bedroom:	45
Total:	104

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10 342.4 m2	
Recreation:	789.0 m2	
Utilities:		1 090.9 m2
Parking & Loading:		3 272.6 m2
Office:	1 489.0 m2	
Retail:	271.3 m2	
Community Ser. Office:	1 099.9 m2	

APPROVED DENSITY

Residential Density: 7.5
Non-Residential Density: 1.28
Community Services Density: 0.8
Total Density: 9.58

COMMENTS

Status: Approved by Council on July 17, 1990.
Data Valid: July 17, 1990 Planner: Leontine van Bruggen Phone: 392-7187/0423

Map Ref. No.: 76

APPLICATION

Development Review:	x	Application Number:	2217
Rezoning:	x	Date of Application:	December 28, 1989
O.P.A.:	x	Date of Revision:	June 26, 1990

Confirmed Municipal Address: 70 Lombard St.
Nearest Intersection: north side of Lombard St. between Church and Jarvis Sts.

Project Description: Social housing development

Applicant	Agent	Architect
Church-Lombard Housing Co-op	John Cowle Architects	same as agent
25 Cecil St.	109 Queen St. E.	
977-8152	363-9343	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L1 U350 CRL2 U350
Height Limit:	45.7
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	2 181.0 m2	Height:	Storeys:	8 + 10
Frontage:	32.1 m		Metres:	27 + 34 m
Depth:	irregular			
			Indoor	Outdoor
Ground Floor:	1 145.0 m2	Parking Spaces:	57	
Residential GFA:	11 894.0 m2	Loading Docks:		1
Non-Residential GFA:	100.0 m2			
Total GFA:	11 994.0 m2			

DWELLING UNITS

Tenure:	Rental Assisted
Rooms:	20
1 Bedroom:	28
2 Bedroom:	66
3+ Bedroom:	14
Total:	128

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	10 842.0 m2	
Recreation:	1 052.0 m2	
Retail:	100.0 m2	
Utilities:	203.0 m2	
Parking & Loading:		2 275.0 m2

PROPOSED DENSITY

Residential Density:	5.45	Total Density:	5.49
Non-Residential Density:	0.04		

COMMENTS

Status: Preliminary report adopted by LUC on February 27, 1990.
Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 26

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2043
Date of Application: December 23, 1987
Date of Revision: May 19, 1989

Confirmed Municipal Address: **77 Lombard Street and 90 Adelaide St. E.**
Nearest Intersection: south side of Lombard St. between Church and Jarvis streets
Project Description: A seven-storey condominium and commercial complex

Applicant	Agent	Architect
Daulat Investment Inc.	Diamond, Fairbairn & Steinberg	Green Liang Weizel
90 Adelaide St. E.	393 University Ave.	272 Avenue Road
368-6350	971-7000	922-1915

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MDMCRA
Zoning District: C1S L1 Z5
Height Limit: 46.0 m
Site Specific Provision: 711-77, 710-77
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 753.6 m2
Frontage: 2 frontages
Depth: irregular

Height:	Proposed	Existing
Storeys:	7	8
Metres:	22.6	

DWELLING UNITS

A Proposed Building Tenure:	Condo
1 Bedroom:	42
2 Bedroom:	2
Total:	44

B Existing Building Tenure:	Rental
1 Bedroom:	32
2 Bedroom:	28
Total:	60

FLOOR AREA BREAKDOWN

A Proposed Building Land Use	Above Grade	Below Grade
Residential:	3 466.4 m2	
Retail:	104.0 m2	
Parking & Loading:		2 444.7 m2

B Existing Building	
Residential:	4 382.9 m2
Retail:	1 061.7 m2

C Total	
Residential:	7 849.3 m2
Retail:	1 061.7 m2

PROPOSED DENSITY

Residential Density: 4.47
Non-Residential Density: 0.60
Total Density: 5.07

COMMENTS

Site specific provisions, 711-77 and 710-77, govern both this application and the existing building at 90 Adelaide Street East.
Status: Revised application being reviewed.
Data Valid: June 30, 1990 Planner: John Davidson Phone: 392-7862/7863

Map Ref. No.: 57

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389046
Date of Application: March 8, 1989
Date of Revision: June 7, 1989

Confirmed Municipal Address: 127-129 Queen Street East
Nearest Intersection: south side of Queen St. E. between Jarvis and Church Streets

Project Description: A nine-storey mixed-use building.

Applicant	Agent	Architect
Commonwealth Richmond Prop.	The Klein/McInnisGroup	same as agent
244 Richmond St. W.	344 Dupont St., Ste. 402	
593-0144	926-8285	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL2 U350
Height Limit:	45.7
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	991.8 m2	Height:	Storeys: 9 + 2 basements
Frontage:	20.6 m		Metres: 26.6
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	580.0 m2	Parking Spaces:	33	
Residential GFA:	2 622.7 m2	Loading Docks:		
Non-Residential GFA:	1 967.2 m2			
Total GFA:	4 589.9 m2			

DWELLING UNITS

Tenure:	Rental
	Private
2 Bedroom:	20
Total:	20

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	2 622.7 m2	
Office:	1 490.7 m2	
Retail:	476.5 m2	
Parking & Loading:		1 975.1 m2

APPROVED DENSITY

Residential Density: 2.64
Non-Residential Density: 1.98
Total Density: 4.62

COMMENTS

Status: Under construction
Data Valid: June 30, 1990

Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 33

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2090
Date of Application: June 20, 1988
Date of Revision:

Confirmed Municipal Address: **123 Queen St. West**
Nearest Intersection: south side at York Street

Project Description: Expansion of Sheraton Centre Hotel

Applicant	Agent	Architect
The Sheraton Centre	Raymond Jakobi	Sievenpiper
123 Queen St. West	123 Queen St. West	796 Broadview Ave.
361-1000	361-1000	461-0385

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 137.2
Site Specific Provision: no
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 12 508.0 m2
Frontage: 186.2 m
Depth: irregular

Height: Storeys: 44 + mezzanie + 3 basements

Ground Floor: 7 940.0 m2
Non-Residential GFA: 129 478.6 m2
Total GFA: 129 478.6 m2

DWELLING UNITS

FLOOR AREA BREAKDOWN (New Construction Only)

Land Use	Above Grade	Below Grade
Hotel:	7 440.0 m2	
Retail:	3 160.0 m2	

PROPOSED DENSITY

Non-Residential Density: 10.35 Total Density: 10.35

COMMENTS

Status: Being reviewed
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2095/2241/390046
Date of Application: April 2, 1990
Date of Revision:

Confirmed Municipal Address: **Railway Precinct 3 (Block 4)**
Nearest Intersection: north east corner of York St. and The Esplanade

Project Description: To remove the holding designation and zoning by-law amendments to permit a 46 storey office tower with retail.

Applicant	Agent	Architect
Marathon Realty Company Ltd.	McCarthy Tetrault	Zeidler Roberts Partnership
300-40 University Ave.	Box 48 T.D. Centre	315 Queen St. W.
977-1400	362-1812	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: H(CRL9U750); H(CRL8U750)
Height Limit: 137.0 metres
Site Specific Provision: By-law 612-85 (Railway Lands Zoning By-law)
Historical Status:
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9 825.0 m2
Frontage: 63.5 m
Depth: irregular

Height: Storeys: 46 + penthouse + 5 basements
Metres: 197.6 m

Ground Floor: 4 795.0 m2
Non-Residential GFA: 122 176.0 m2
Total GFA: 122 176.0 m2

	Indoor	Out
Parking Spaces:	655	
Loading Docks:		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	115 946.0 m2	
Retail:	5 558.0 m2	672.0 m2
Ped. Walkway:	2 408.0 m2	
Utilities:	3 595.0 m2	
Parking & Loading:		32 800.0 m2

PROPOSED DENSITY

Non-Residential Density: 12.4 Total Density: 12.4

COMMENTS

Status: Application received
Data Valid: June 30, 1990 Planner: Allen Appleby Phone: 392-7449

Map Ref. No.: 118

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2095/2241/390062
Date of Application: May 4, 1990
Date of Revision:

Confirmed Municipal Address: **Railway Precinct 3 (Block 7)**
Nearest Intersection: northwest corner of York St. and The Esplanade
Project Description: To remove the holding designation and zoning by-law amendments to permit a mixed use project of commercial/residential towers

Applicant
Marathon Realty Co. Ltd.
(Attn: Ian Swanston)
400 - 40 University Ave.
977-1400

Agent
McCarthy Tetrault
Box 48 T.D. Centre
362-1812

Architect
Zeidler Roberts Partnership
315 Queen St. W.
596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: H(CRL9U750)
Height Limit: 137.0 m
Site Specific Provision: 612-85 (Railway Lands Zoning By-law)
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 13 760.0 m2

Height: Storeys: 42 + 5 basements
Metres: 195.0 m

Ground Floor: 9 770.0 m2
Residential GFA: 43 806.0 m2
Non-residential GFA: 137 179.0 m2
Total GFA: 180 985.0 m2

	Indoor	Outdoor
Parking Spaces:		118
Loading Docks:		

DWELLING UNITS

Tenure:	Condo
Bachelors:	61
1 Bedroom:	86
2 Bedroom:	242
3+ Bedroom:	18
Total:	407

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	43 806.0 m2	
Office:	123 980.0 m2	3 060.0 m2
Retail:	5 305.0 m2	4 834.0 m2
Pedestrian Walkway:	7 078.0 m2	
Parking & Loading:		44 840.0 m2

PROPOSED DENSITY

Residential Density: 3.18
Non-Residential Density: 9.97
Total Density: 13.15

COMMENTS

Status: Being reviewed
Data Valid: June 27, 1990

Planner: Allen Appleby Phone: 392-7449

Map Ref. No.: 86

APPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 1980
Date of Application: January 29, 1987
Date of Revision: July 20, 1987

Confirmed Municipal Address: 25 Richmond Street East (includes 20, 26 Lombard Street)
Nearest Intersection: s/e corner of Richmond St. E and Victoria Street

Project Description: Mainly residential mixed-use project

Applicant	Agent	Architect
Citicom Inc.	Walker Poole Milligan	Clarke Darling Downey 56
56 Temperance St.	301-2040 Yonge St.	3 Church Street
868-0773	480-2040	868-6036

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CR L4.5 U480
Height Limit: 76.0
Site Specific Provision: no
Historical Status: see comments
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 3 011.4 m2
Frontage: 56.4 m
Depth: irregular

Height: Storeys: 22
Metres: 67

Total GFA: 29 522.2 m2

Parking Spaces: Indoor 172 (9 off-site)

DWELLING UNITS

Tenure:	Rental
	Private
1 Bedroom:	153
2 Bedroom:	102
Total:	255

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	21 394.0 m2	
Retail:	332.0 m2	
Parking:	3 975.2 m2	2 650.0 m2
Other (Club):	3 821.0 m2	

APPROVED DENSITY

Residential Density: 7.1
Non-Residential Density: 1.38

Total Density: 8.48
Heritage Exemption: .87

COMMENTS

26 Lombard Street is designated. Designated building on site is to be retained while utilizing the heritage exemption.

Status: Final report approved by Council, November 30, 1987. Draft by-laws pending Council approval subject to execution of heritage easement agreement. Applicant not proceeding.

Data Valid: June 30, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 16

APPLICATION

Development Review:	x	Application Number:	2094
Rezoning:	x	Date of Application:	July 12, 1988
O.P.A.:	x	Date of Revision:	November 3, 1988

Confirmed Municipal Address: **85 Richmond St. W., 120 & 130 Adelaide St.W. and 22 Sheppard St.**

Nearest Intersection: Bounded by Richmond St., Sheppard St., Adelaide St. and York St.

Project Description: A new office tower in the Richmond-Adelaide Centre to replace an above-grade parking garage.

Applicant	Agent	Architect
Oxford Development Group	Osler, Hoskin & Harcourt	Webb Zerafa Menkes
120 Adelaide St. W.	P.O. Box 50	Housden
Suite 1700	862-6439	95 St. Clair Ave. W.
865-8300		961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	137.2
Site Specific Provision	512-78
Historical Status:	85 Richmond is designated
Site Plan Control	239-86

PROJECT INFORMATION

Site Area (total):	14 743.2 m2	Height:	Storeys:	37 + 5 basements
Depth:	irregular		Metres:	137.2
			Indoor	Outdoor
Proposed GFA:	38 089.0 m2	Parking Spaces:	578	
Total (Existing GFA):	121 048.0 m2	Loading Docks:		
Total (Existing & Proposed GFA):	159 137.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (New construction only)

Land Use	Above Grade	Below Grade
Office	38 089.0 m2	

PROPOSED DENSITY

Non-Residential Density: 10.8 Total Density: 10.8

COMMENTS

Status: Final Report dated March 9, 1990
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 34

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1971
Date of Application: January 14, 1987
Date of Revision: August 24, 1987

Confirmed Municipal Address: 73 Simcoe Street
Nearest Intersection: east side north of King St. W.

Project Description: 25 storey residential building with some office and community service space.

Applicant	Agent	Architect
Symphony Place Corp.	D.R. Angleson, Cassels, Brock	Paul Northgrave
242 Lesmill Road, Don Mills	2300 - 130 Adelaide St. W.	85 Eglinton Ave. E.
449-3535	869-5349	488-6884

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 14.0 m
Site Specific Provision: 417-81
Historical Status: designated
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 280.2 m2
Frontage: 34.0 m
Depth: 35.1 m

Height: Storeys: 25 + PH + 4 basements
Metres: 74.6

			Indoor	Outdoor
Ground Floor:	736.0 m2	Parking Spaces:	101	
Residential GFA:	13 397.0 m2	Loading Docks:	1	
Non-Residential GFA:	1 852.0 m2			
Total GFA:	15 249.0 m2			

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	40
2 Bedroom:	47
Total:	87

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	13 397.0 m2	
Parking & Loading:		4 723.4 m2
Institutional:	1 292.0 m2	
Office:	560.0 m2	
Utilities & Services:	49.0 m2	

APPROVED DENSITY

Residential Density: 10.45 (680 uph) Total Density: 11.95 (680 uph)
Non-Residential Density: 1.5

COMMENTS

Retention of historic St. Andrew's Church manse.

Status: Under construction
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 79

APPLICATION

Development Review:	x	Application Number:	2120
Rezoning:	x	Date of Application:	September 26, 1988
O.P.A.:	x	Date of Revision:	July 9, 1990

Confirmed Municipal Address: **40 The Esplanade**
Nearest Intersection: north side at Scott Street

Project Description: Office project with expansion for St. Lawrence Centre.

Applicant	**Agent**	**Architect**
The Prud. Ins. Co. of America	Osler, Hoskin & Harcourt	Pellow Architect
200 Consilium Pl., Scarborough	P.O. Box 50	11 Church St.
296-3099	First Canadian Place	367-4131
	362-2111	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL1U350
Height Limit:	22.9
Site Specific Provision:	none
Historical Status:	none
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	3 358.8 m2	Height:	Storeys: 13 + penthouse + 2 basements
Frontage:	72.7 m		Metres: 55.4 m
Depth:	irregular		
			Indoor Outdoor
Ground Floor:	1 939.8 m2	Parking Spaces:	142
Non-Residential GFA:	21 878.1 m2	Loading Docks:	
Total GFA:	21 878.1 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	19 098.8 m2	
Retail:	935.2 m2	
Theatre:	1 844.1 m2	
Parking:		4 422.0 m2

PROPOSED DENSITY

Non-Residential Density: 6.5 Total Density: 6.5

COMMENTS

Status: Application revised
Data Valid: July 9, 1990 Planner: Raymond David Phone: 392-7862/7860

Map Ref. No.: 88

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 1717
Date of Application: November 15, 1983
Date of Revision:

Confirmed Municipal Address: 75 The Esplanade
Nearest Intersection: south west corner of The Esplanade and Church Street

Project Description: Commercial office building.

Applicant	Agent	Architect
Chen & Sons Ltd.	Sears & Russell	same as agent
Royal Bank Plaza, South Tower	111 Avenue Road	
Suite 3110	926-8242	
865-0818		

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: C1 L4 Z5
Height Limit: 36.5
Site Specific Provision: 515-76,576-76,677-76,391-78,664-78,879-80,61-81,116-82,145-83,92-85
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 2 400.0 m2
Total GFA: 12 400.0 m

Height: Storeys: 8
Metres: 36.5

	Indoor	Outdoor
Parking Spaces:	65	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	11 000.0 m2	
Retail:	1 400.0 m2	
Other:	3 100.0 m2	

APPROVED DENSITY

Non-Residential Density: 5.2 Total Density: 5.2

COMMENTS

Status: Council approval January 18, 1985.
Data Valid: June 30, 1990 Planner: Freda Fyles Phone: 392-7335/0413

Map Ref. No.: 91

APPPLICATION

Development Review: x
Rezoning: x
O.P.A.:

Application Number: 2145
Date of Application: January 10, 1989
Date of Revision: July 31, 1989

Confirmed Municipal Address: 180, 188 University Ave. and 192 Adelaide St. W.
Nearest Intersection: north west corner of University Ave. and Adelaide St. W.

Project Description: A commercial building (office and retail) and density transfer with City land.

Applicant	Agent	Architect
Sun Life Assurance Co.	Berridge, Lewinberg & Greenberg	WZMH
1100-200 University Ave.	111 Queen St. E., Ste. 200	95 St. Clair Ave. W.
595-7825	363-9004	961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8U400
Height Limit: 76.2 m
Site Specific Provision: no
Historic building: yes - "Pretzel Bell"
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 4 431.0 m2
Frontage: 58.4 m
Depth: irregular

Height: Storeys: 24 + 5 basements
Metres: 111.0

			Indoor	Outdoor
Ground Floor:	3 050.0 m2	Parking Spaces:	331	
Non-Residential GFA:	52 570.0 m2			
Total GFA:	52 570.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	50 690.0 m2	278.0 m2
Retail:	1 277.0 m2	325.0 m2
Parking & Loading:	537.0 m2	18 410.0 m2
Utilities:	4 056.0 m2	598.0 m2
Public Circulation:	471.0 m2	170.0 m2

APPROVED DENSITY

Non-Residential Density: 11.86 Total Density: 11.86

COMMENTS

Density transfer with Toronto District Steam Heating Plant at 120 Pearl Street.

Status: Council Approval May 8, 1990.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 75

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 388229
Date of Application: December 30, 1988
Date of Revision: December 8, 1989

Confirmed Municipal Address: 73 and 81 Victoria Street
Nearest Intersection: east side south of Richmond St. E.

Project Description: To renovate and to build additions to existing buildings

Applicant	Agent	Architect
Mitchell & Assoc. Ltd.	Lyons & Goodman	Michael Mohelsky
9 Wells St.	2000 - 130 Adelaide St. W.	330 Dupont St., #302
964-9168	869-0123	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: HDMCRA
Zoning District: CRL4.5U480
Height Limit: 76.2
Site Specific Provision: none
Historical Status: yes
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 744.4 m2
Frontage: 27.7 m
Depth: 26.8 m

Height: Storeys: 7 + basement
Metres: 32.0

			Indoor	Outdoor
Ground Floor:	710.0 m2	Parking Spaces:		
Non-Residential GFA:	4 187.3 m2	Loading Docks:		
Total GFA:	4 187.3 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	3 527.3 m2	
Restaurant:	600.0 m2	640.0 m2
Retail:	60.0 m2	

APPROVED DENSITY

Non-Residential Density: 5.625 Total Density: 5.625

COMMENTS

Status: Council approval February 19, 1990.
Data Valid: June 30, 1990 Planner: John Davidson Phone: 392-7862/7863

Map Ref. No.: 29

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389176
Date of Application: October 12, 1989
Date of Revision: February 28, 1990

Confirmed Municipal Address: **105 Victoria St.**
Nearest Intersection: north east corner of Victoria & Richmond Sts.

Project Description: To build a mixed use commercial/residential building

Applicant	Agent	Architect
Engineers Club of Toronto	R.E. Barnett Arch.	same as agent
105 Victoria St.	121 Avenue Rd.	
364-4197	960-8121	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CRL4.5U480
Height Limit:	76.2
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	825.9 m2	Height:	Storeys: 16 + 4 basements
Frontage:	31.5 m		Metres: 52.1
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	793.2 m2	Parking Spaces:	60	
Residential GFA:	8 336.3 m2	Loading Docks:	1	
Non-Residential GFA:	2 440.1 m2			
Total GFA:	10 776.4 m2			

DWELLING UNITS

Tenure	Condo
1 Bedroom:	6
2 Bedroom:	24
3 Bedroom:	16
Total:	46

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8 336.3 m2	
Private Club:	2 226.2 m2	
Retail:	213.9 m2	
Utilities:		1 217.0 m2
Parking & Loading:		1 950.9 m2

APPROVED DENSITY

Non-Residential Density: 2.95
Residential Density: 10.1
Total Density: 13.0

COMMENTS

Status Approved by Council April 17, 1990.
Data Valid: June 30, 1990 Planner: Leontine van Bruggen Phone: 392-7187/0423

Map Ref. No.: 84

APPLICATION

Development Review:	x	Application Number:	2057
Rezoning:	x	Date of Application:	December 22, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **60 Wellington St. E. and 30 Church St.**
Nearest Intersection: n/w corner of Church and Wellington streets

Project Description: Addition to existing mixed use building

Applicant	Agent	Architect
Toronto Dominion Bank	Alcha Holdings Ltd.	Clifford & Lawrie
Box 1, T-D Centre	49 Wellington St. E.	45 St. Clair Ave. W.
982-8377	363-6408	960-9747

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	MDMCRA
Zoning District:	CR L2 U 350; C1S L1 Z4
Height Limit:	62.9 m
Site Specific Provision:	740-78, 172-85, 150-89, 151-89
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	2 054.7 m2	Height: Condo:	Storeys: 9 + 2 basements
Frontage:	53.0 m	Office:	Storeys: 7 + 2 basements
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	1 642.4 m2	Parking Spaces:	79	
Residential GFA:	8 899.8 m2	Loading Docks:	1	
Non-Residential GFA:	4 185.0 m2			
Total GFA:	13 084.8 m2			

DWELLING UNITS

Tenure:	Condo
2 Bedroom:	52
Total:	52

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	8 899.8 m2	
Office:	3 198.0 m2	
Retail:	987.0 m2	
Services:	193.2 m2	73.6 m2
Parking & Loading:		3 259.9 m2

APPROVED DENSITY

Residential Density: 253 UPH
Non-Residential Density: 2.036

COMMENTS

Status: Council approval February 10, 1989. Application being revised.
Data Valid: June 30, 1990 Planner: John Davidson Phone: 392-7862/7863

Map Ref. No.: 71

APPLICATION

Development Review:	x	Application Number:	2008
Rezoning:	x	Date of Application:	June 15, 1987
O.P.A.:	x	Date of Revision:	June 15, 1988

Confirmed Municipal Address: **120 Wellington St. W., 74, 76 York St. & Orillia St. closed**
Nearest Intersection: north east corner of Wellington & York streets

Project Description: Office building incorporating historic building.

Applicant	Agent	Architect
Royal Trust Co. Limited	Berridge Lewinberg Greenberg	Page & Steele Arch
2716 - T-D Centre	200-111 Queen St. E.	110 Eglinton Ave. E
361-1553	363-9004	485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	76.2
Site Specific Provision:	By-law 442-88, S. 11.230 OPA
Historical Status:	yes
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 962.9 m2	Height: Storeys:	16 + mech + basements
Frontage:	50.3 m		
Depth:	irregular:		

			Indoor	Outdoor
Ground Floor:	883.3 m2	Parking Spaces:	85	
Non-Residential GFA:	19 279.9 m2	Loading Docks:		
Total GFA:	19 279.9 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	18 673.5 m2	
Retail:	433.9 m2	172.5 m2
Warehouse:		1 383.0 m2
Services:	449.5 m2	
Parking & Loading:		2 763.8 m2

APPROVED DENSITY

Non-Residential Density: 9.8 Total Density: 9.8

COMMENTS

Density transfer and historic bonus.

Status Under construction.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 58

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387136
Date of Application: June 2, 1987
Date of Revision:

Confirmed Municipal Address: 123, 125 Wellington St. W.
Nearest Intersection: s/e corner of Wellington St. W. & University Ave.

Project Description: A 28 storey condominium tower with recreational and commercial components

Applicant	Agent	Architect
Creson Investments Ltd.	McMillan Binch	Young & Wright
2202 Eglinton Ave. E.	Box 38, Royal Bank Plaza	172 St. George St.
759-6717	South Tower	968-3522
	865-7256	

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	76.2
Site Specific Provision:	606-82
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	1 915.0 m2
Frontage:	63.9 m
Depth:	irregular

Height: Storeys: 28 + 6 basements

		Indoor	Outdoor
Ground Floor:	1 066.0 m2	Parking Spaces:	137
Residential GFA:	34 022.0 m2		
Non-Residential GFA:	5 243.1 m2		
Total GFA:	39 265.1 m2		

DWELLING UNITS

Tenure:	Condo
1 Bedroom:	109
2 Bedroom:	104
3 Bedrooms:	12
Total:	225

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	31 310.0 m2	
Res. Rec.:	2 712.0 m2	
Retail:	460.0 m2	
Warehouse:		328.4 m2
Parking & Loading:		4 454.7 m2

APPROVED DENSITY

Total Density: Site Plan By-law 606-82

COMMENTS

Status: Under construction
Data Valid: June 30, 1990

Planner: Anne Milchberg Phone: 392-7862/7216

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387068
Date of Application: April 1, 1987
Date of Revision: July 27, 1987

Confirmed Municipal Address: **10 Yonge Street**
Nearest Intersection: n/w corner of Queens Quay W. and Yonge St.

Project Description: Two condominium towers on podium (World Trade Centre)

Applicant	Agent	Architect
The Camrost Group	Lily, Blott, Fejer	Zeidler Roberts Partnership
900 - 4950 Yonge St.	181 University Ave., Ste. 2200	315 Queen St. W.
222-3208	365-6300	596-8300

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: World Trade Centre Part II
Zoning District: C.1 L0.5
Height Limit:
Site Specific Provision: By-law No. 42-87
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 9 795.3 m2
Frontage: 91.1 m
Depth: irregular

Height: Storeys: 37 + 3 basements

		Indoor	Outdoor
Ground Floor:	2 697.4 m2	Parking Spaces:	683
Residential GFA:	64 337.8 m2		
Non-Residential GFA:	2 337.4 m2		
Total GFA:	66 675.2 m2		

DWELLING UNITS

Tenure:	Condo
Bachelors:	32
1 Bedroom:	434
2 Bedrooms:	234
Total:	700

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	64 337.8 m2	
Retail:	2 337.4 m2	
Parking & Loading:		27 312.6 m2
Res. Recr.:	5 890.5 m2	

APPROVED DENSITY

Site Plan By-law 42-87

COMMENTS

See also 20 Harbour Street, application no. 1773 - page 3.14.
See also 60 Harbour Street and 30 Bay St., application no. 387160, page 3.15.

Status: Under construction
Data Valid: June 30, 1990 Planner: Allen Appleby Phone: 392-7449

Map Ref. No.: 95

APPLICATION

Development Review:	x	Application Number:	2027/388051
Rezoning:	x	Date of Application:	August 31, 1987
O.P.A.:	x	Date of Revision:	July 19, 1988

Confirmed Municipal Address: **85,87,89,91,95,97,99,103,107 Yonge St., 20 Victoria St. & 11,15,17 Adelaide St. E.**
Nearest Intersection: s/e corner of Yonge St. & Adelaide St. E.

Project Description: An office/retail complex incorporating some historical buildings into the project

Applicant	Agent	Architect
Houser, Henry Loudon & Syron	same as applicant	Page & Steele
145 King St. W.		110 Eglinton Ave. E.
362-3411		485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	137.2
Site Specific Provision:	996-88
Historical Status:	see comments
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	5 724.0 m2	Height:	Storeys: 30 + 4 basements
Frontage:	63.0 m		Metres: 121.6
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	2 483.2 m2	Parking Spaces:	263	
Non-Residential GFA:	63 339.0 m2	Loading Docks:	yes	
Total GFA:	63 339.0 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	55 173.0 m2	
Retail:	1 898.0 m2	
20 Victoria St.:	6 268.0 m2	
Walkway:	333.0 m2	

APPROVED DENSITY

Non-Residential Density: 11.07 Total Density: 11.07

COMMENTS

85 Yonge Street and 20 Victoria are designated. Land on Coxwell Ave. for social housing.

Status: Under construction
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7216/7862

Map Ref. No.: 60

APPLICATION

Development Review: x
Rezoning: x
O.P.A.: x

Application Number: 2011
Date of Application: June 24, 1987
Date of Revision:

Confirmed Municipal Address: 90, 92, 92R, 94 Yonge Street (100 Yonge Street)
Nearest Intersection: west side north of King Street West

Project Description: A 17-storey office building with retail

Applicant
Gistex Inc. & Wildberry Inv.
330 Bay Street
363-1502

Agent
Osler,Hoskin & Harcourt
Box 50,
1 First Canadian Place
362-2111

Architect
Quadrangle
380 Wellington St W
598-1240

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: no
Site Specific Provision: 436-87, OPA 390, 173-88
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 1 720.0 m2
Frontage: 37.6 m
Depth: 45.5 m

Height: Storeys: 17 + 4 basements

		Indoor	Outdoor
Ground Floor:	1 621.1 m2	Parking Spaces:	90
Non-Residential GFA:	23 520.6 m2		
Total GFA:	23 520.6 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	21 276.0 m2	130.0 m2
Retail:	1 151.4 m2	963.2 m2
Ped. Walkway:	339.7 m2	578.6 m2
Services:	1 544.7 m2	267.8 m2
Parking & Loading:		4 675.9 m2

APPROVED DENSITY

Non-Residential Density: 13.7 Total Density: 13.7

COMMENTS

Contribution to social housing under Section 36. 90 Yonge Street is designated

Status: Under construction.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 108

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 389039
Date of Application: March 1, 1989
Date of Revision:

Confirmed Municipal Address: **110 Yonge Street**
Nearest Intersection: south side of Adelaide St. W. between Yonge & Grand Opera Lane

Project Description: Alterations & addition to an existing commercial building

Applicant	Agent	Architect
Truscan Realty Ltd.	Martin Reader	Crang and Boake Inc.
110 Yonge St. Ste. 1600	110 Yonge St. Ste. 1600	85 Moatfield Dr., Don Mills
869-6378	869-5945	449-1203

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CRL8 U400
Height Limit: no
Site Specific Provision: no
Historical Status: yes
Site Plan Control: yes

PROJECT INFORMATION

Site Area: 1 241.0 m2
Frontage: 29.7 m
Depth: 42.2 m

Height: Storeys: 19
Metres:

			Indoor	Outdoor
Ground Floor:	808.0 m2	Parking Spaces:	71	
Non-Residential GFA:	17 276.1 m2	Loading Docks:	2	
Total GFA:	17 276.1 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	15 435.6 m2	1 032.5 m2
Retail:	808.0 m2	
Parking & Loading:		2 436.9 m2

APPROVED DENSITY

Non-Residential Density: 13.92 Total Density: 13.92

COMMENTS

Status: Under construction
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 2

APPLICATION

Development Review:	x	Application Number:	2034
Rezoning:	x	Date of Application:	October 27, 1987
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **126, 130, 134, 176 Yonge Street, 401 Bay St., 16, 22, 28, 34, 36 Adelaide Street West, 11, 15, 17, 35, 14, 16, 18, 20, 22 Temperance Street, 19, 25, 39, 45 Richmond Street West**

Nearest Intersection: Blocks bounded by Bay, Queen St. W., Adelaide St. W. & Yonge St.

Project Description: Retail/office complex - Bay/Adelaide project

Applicant	Agent	Architect
Markborough Properties Ltd.	Blake,Cassels & Graydon	Webb Zerafa Menkes
Trizec Equities Ltd.	Box 25, Commerce Crt. W	Housden
90 Eglinton Ave. W. 482-5522	863-2400	95 St. Clair Ave. W.
		961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U480
Height Limit:	137 m
Site Specific Provision:	
Historical Status:	see comments
Site Plan Control:	yes

PROJECT INFORMATION

Site Area: 18 788.9 m2

Height: Storeys: 57 (office), 12 (office)
Metres: 275.0 m (office), 57 m (office)

	Indoor	Outdoor
Parking Spaces:	918	none
Loading Spaces:	20	(Type A&B)
Courier Spaces:	9	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade & Below Grade
New Office:	169 738.0 m2
New Retail:	12 850.0 m2
Existing Retail:	36 704.8 m2

APPROVED DENSITY

Retail Density: 2.64
Office Density: 9.03

Total Density: 11.67

COMMENTS

Aikenhead building at 17 Temperance and 45 Richmond Street and the east portion of Simpsons store are designated. Sears site as social housing.

Status: Under construction
Data Valid: June 30, 1990 Planner: Paula Dill Phone: 392-7862/7365

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387272
Date of Application: October 7, 1987
Date of Revision:

Confirmed Municipal Address: 141, 145, 149 Yonge St. & 7, 23 Richmond St. E.
Nearest Intersection: s/e corner of Yonge and Richmond streets

Project Description: An office building with street-related retail and below- grade parking facilities (Phase I).

Applicant
Centennial Group
401 Bay St., Ste. 2010
867-3100

Agent
Fogler, Rubinoff
1400 - 150 York Street
864-9700

Architect
Webb Zerafa Menkes
Housden
95 St. Clair Ave. W.
961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.2 m
Site Specific Provision:
Historical Status: no
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 3 728.7 m2
Frontage: 50.8 m
Depth: irregular

Height: Storeys: 19 + 4 basements
Metres: 88.1

Non-Residential GFA: 29 209.0 m2

	Indoor	Outdoor
Parking Spaces:	96	
Loading Docks:	5	

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Office:	28 300.0 m2	
Retail:	909.0 m2	
Parking & Loading:		2 991.4 m2

APPROVED DENSITY

Non-Residential Density: 8.0 Total Density: 8.0

COMMENTS

See also Application 2041/389160, Page 3.47.

Status: Under construction.
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 96

APPLICATION

Development Review:	x	Application Number:	2041/389160
Rezoning:	x	Date of Application:	February 17, 1988
O.P.A.:	x	Date of Revision:	

Confirmed Municipal Address: **141, 145, 149 Yonge St. & 7, 23 Richmond St. E.**
Nearest Intersection: s/e corner of Yonge & Richmond streets

Project Description: Phase II - 218 room hotel as addition to Phase I office building with street related retail

Applicant	Agent	Architect
Centennial Group 401 Bay St., Ste. 2010 867-3100	Fogler, Rubinoff 1400 - 1500 York Street 864-9700	Webb Zerafa Menkes Housden 95 St. Clair Ave. W. 961-4111

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CR L8 U400
Height Limit:	137.2 m
Historical Status:	no
Site Plan Control:	239-86

PROJECT INFORMATION

Site Area:	3 728.7 m2	Height:	Storeys: 19 + 4 basements
Frontage:	50.8 m		Metres: 88.1
Depth:	irregular		
			Indoor
Ground Floor:	1 840.0 m2	Parking Spaces:	132
Non-Residential GFA:	44 706.0 m2		
Total GFA:	44 706.0 m2		

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	15 060.0 m2	
Office:	28 300.0 m2	
Retail:	1 346.0 m2	
Warehouse:		3 754.0 m2
Ped. Walkway:	284.0 m2	
Parking & Loading:		9 300.0 m2

APPROVED DENSITY

Non-Residential Density: 12.0 Total Density: 12.0

COMMENTS

See also application 387272 - page 3.46.

Status: Under Construction
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 48

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 387174
Date of Application: July 8, 1987
Date of Revision:

Confirmed Municipal Address: **163, 163A, 165, 165A, 169, 171 Yonge Street & 15, 17 Queen Street East**
Nearest Intersection: s/e corner of Yonge St. & Queen St. E.

Project Description: Phase 2 of commercial development with one residential unit.

Applicant	Agent	Architect
Bramalea Limited 1867 Yonge Street 487-3861	same as applicant	Page & Steele 110 Eglinton Ave. E. 485-9666

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Financial District
Zoning District: CR L8 U400
Height Limit: 137.0
Site Specific Provision: 670-85, 749-85
Historical Status: see comments
Site Plan Control: 239-86

PROJECT INFORMATION

Site Area: 5 119.9 m2
Frontage: 82.6 m
Depth: 63.2 m

Height: Storeys: 26 + 4 basements

		Indoor	Outdoor
Ground Floor:	4 421.2 m2	Parking Spaces:	286
Residential GFA:	78.9 m2		
Non-Residential GFA:	51 801.4 m2		
Total GFA:	51 880.3 m2		

DWELLING UNITS

Tenure:	Unspecified
	Private
1 Bedroom:	1
Total:	1

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Residential:	78.9 m2	
Parking & Loading:	4 721.9 m2	
Office:	37 939.6 m2	475.6 m2
Retail:	1 880.3 m2	785.0 m2
Pedestrian Walkway:	1 000.5 m2	1 547.8 m2
Services:		10 209.7 m2

APPROVED DENSITY

Total Density: Site Plan By-laws 670-85 and 749-85

COMMENTS

20 Richmond Street East is designated.

Status: Under construction
Data Valid: June 30, 1990 Planner: Anne Milchberg Phone: 392-7862/7216

Map Ref. No.: 116

APPLICATION

Development Review: x
Rezoning:
O.P.A.:

Application Number: 390035
Date of Application: March 12, 1990
Date of Revision:

Confirmed Municipal Address: 60 York St.
Nearest Intersection: west side south of Wellington St. W.

Project Description: Requests amendments to the original development review application to convert the two top floors (residential and utilities) to hotel uses.

Applicant	Agent	Architect
Maz Holdings Limited 60 York St. 363-3321	Joanne Davis P.O. Box 20, T.D. Centre 66 Wellington St. W. 362-2401	David Craddock Arch. 374 Berkeley St. 963-9991

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Financial District
Zoning District:	CRL8U400
Height Limit:	76.2 m
Site Specific Provision:	no
Historical Status:	no
Site Plan Control:	yes

PROJECT INFORMATION

Site Area:	761.0 m2	Height:	Storeys: 12 + basement
Frontage:	24.0 m		Metres: 40.9 m
Depth:	irregular		

			Indoor	Outdoor
Ground Floor:	682.7 m2	Parking Spaces:		
Non-Residential GFA:	6 574.8 m2	Loading Docks:		
Total GFA:	6 574.8 m2			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Land Use	Above Grade	Below Grade
Hotel:	6 125.1 m2	
Retail:	449.7 m2	
Utilities:	170.7 m2	

PROPOSED DENSITY

Non-Residential Density: 8.86 Total Density: 8.86

COMMENTS

Status: Being processed.
Data Valid: June 30, 1990 Planner: Lori Martin Phone: 392-7187/7190